



APPLICATION ACCEPTED: August 13, 2012  
BOARD OF ZONING APPEALS: December 5, 2012\*  
\*MOVED AT THE APPLICANTS REQUEST  
TIME: 9:00 a.m.

## County of Fairfax, Virginia

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November 28, 2012

### STAFF REPORT

**SPECIAL PERMIT AMENDMENT APPLICATION NO. SPA 00-S-044-02**

### SPRINGFIELD DISTRICT

**APPLICANT:** Northern Virginia Therapeutic Riding Program

**ZONING:** R-C and WS

**LOCATION:** 6429 Clifton Road (Lot 36) and 12935 Popes Head Road (Lot 15)

**ZONING ORDINANCE PROVISION:** 3-C03

**TAX MAP:** 66-1 ((1)) 36 and 66-4 ((1)) 15

**LOT SIZE:** 17 acres

**PLAN MAP:** 0.1-0.2 d.u. per acre

**SP PROPOSAL:** To amend SP 00-S-044 previously approved for a riding and boarding stable to permit modification of development conditions, building additions and site modifications.

**STAFF RECOMMENDATION:** Staff recommends approval of SPA 00-S-044-02 subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

*O:\rhomer\Special Permits\Northern Virginia Thera Riding Program\Staff report NVTRP.doc*

*Rebecca Homer*

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Special Permit Amendment

SPA 00-S-044-02

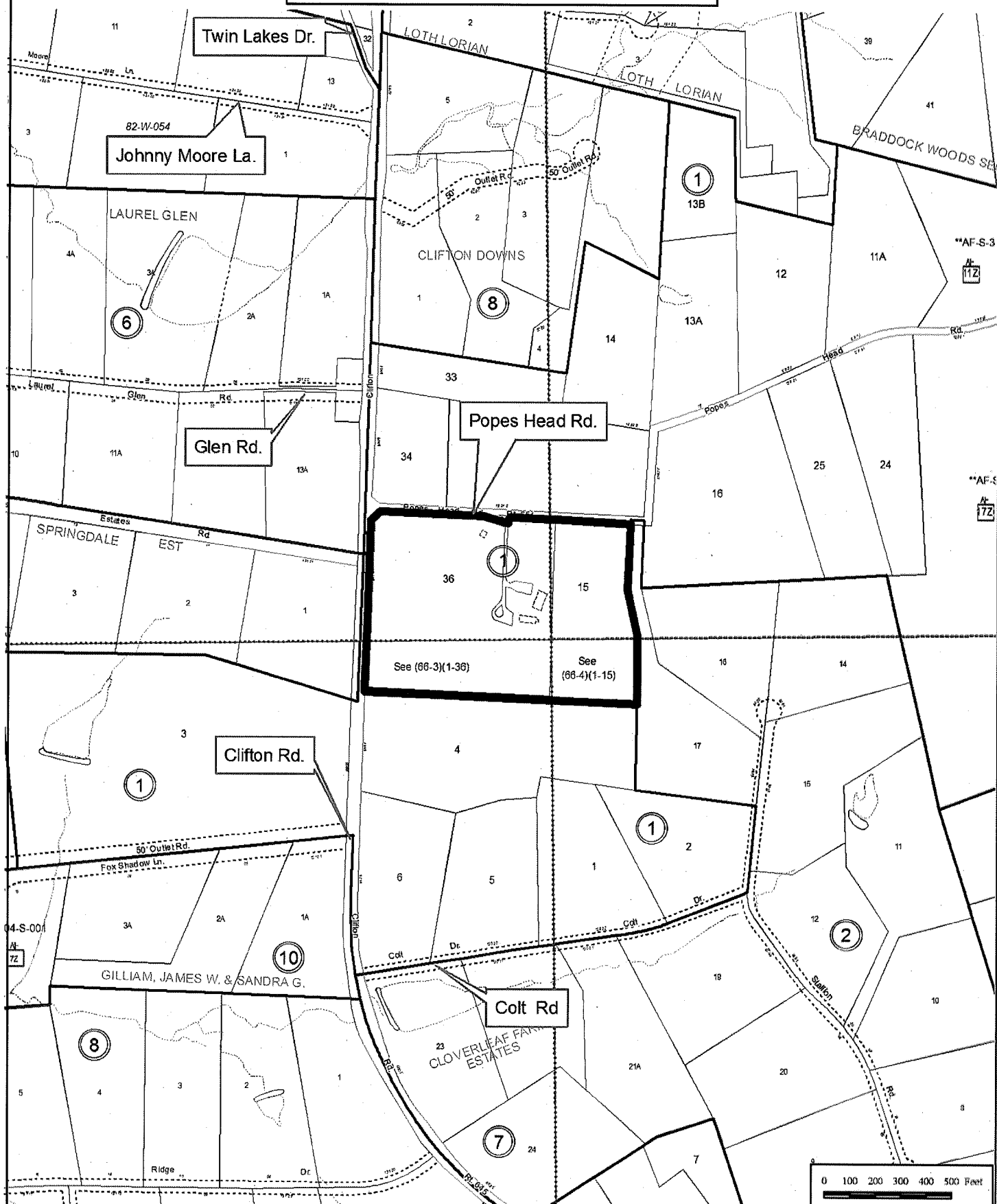
NORTHERN VIRGINIA THERAPEUTIC RIDING PROGRAM



SPA 00-S -044-02  
NORTHERN VIRGINIA THERAPEUTIC RIDING PROGRAM

**SPA 00-S -044-02**

## NORTHERN VIRGINIA THERAPEUTIC RIDING PROGRAM





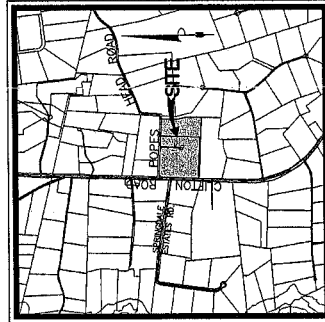
**FULL CRY FARM**  
NORTHERN VIRGINIA THERAPEUTIC RIDING PROGRAM, INC. (NVTRP)  
SPRINGFIELD DISTRICT    FAIRFAX COUNTY, VIRGINIA

**SPECIAL PERMIT AMENDMENT PLAT**  
# SPA-00-S-044-02

**APPLICANT:**  
NORTHERN VIRGINIA THERAPEUTIC RIDING PROGRAM, INC. (NVTRP)  
P.O. BOX 184  
CLIFTON, VIRGINIA 20124

**ENGINEER / PLANNING CONSULTANT:**  
BOWMAN CONSULTING GROUP, LTD.  
14020 THUNDERBOLT PLACE, SUITE 300  
CHANTILLY, VIRGINIA 20151

**ATTORNEY:**  
REED SMITH LLP  
3110 FAIRVIEW PARK DRIVE  
SUITE 1400  
FALLS CHURCH, VIRGINIA 22042



VICINITY MAP  
SCALE 1"=100'

- SHEET INDEX**
1. COVER SHEET
  2. NOTES AND TABULATIONS
  3. EXISTING CONDITIONS AND DEMOLITION PLAN
  4. SPECIAL PERMIT AMENDMENT PLAT
  5. BMP/SWM COMPUTATIONS
  - 5A. BMP/SWM COMPUTATIONS
  6. ADEQUATE OUTFALL ANALYSIS
  7. EXISTING VEGETATION MAP AND TABULATIONS
  8. LANDSCAPE PLAN
  9. LANDSCAPE TABULATIONS AND SECTIONS
  10. PRELIMINARY PHASING EXHIBIT
  11. PRELIMINARY PHOTOMETRIC PLAN - RIDING RING
  12. PRELIMINARY PHOTOMETRIC PLAN - PARKING AREAS

**Bowman**  
CONSULTING

Bowman Consulting Group, Ltd.  
Suite 300  
14020 Thunderbolt Place  
Chantilly, Virginia 20151  
Phone: (703) 464-1000  
Fax: (703) 461-8120  
www.bowmanconsulting.com  
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FAIRFAX COUNTY, VIRGINIA

**FULL CRY FARM**

COVER SHEET

SPRINGFIELD DISTRICT

SPA-00-S-044-02  
COUNTY PROJECT NUMBER



DATE	DESCRIPTION	DATE	DESCRIPTION
11/20/12	1ST COUNTY COMMENT		
11/20/12	2ND COUNTY COMMENT		
11/20/12	3RD COUNTY COMMENT		
11/20/12	4TH COUNTY COMMENT		
11/20/12	5TH COUNTY COMMENT		
11/20/12	6TH COUNTY COMMENT		
11/20/12	7TH COUNTY COMMENT		
11/20/12	8TH COUNTY COMMENT		
11/20/12	9TH COUNTY COMMENT		
11/20/12	10TH COUNTY COMMENT		
11/20/12	11TH COUNTY COMMENT		
11/20/12	12TH COUNTY COMMENT		

DESIGN: JMH  
DRAWN: JMH  
SCALE: AS SHOWN  
JOB NO.: 4463-01-006  
DATE: JULY 16, 2012  
FILE NO.: 4463-02-001  
SHEET 1 OF 12



44683 - NVTREP - Full Cry Family/PlanningSpecial Permit/DWG44683-D-8P-001-03 EX COND.dwg, 11/22/2012 3:45:13 PM, K







OUTFALL #		2-96	AC
EXISTING DRAINAGE AREA TO OUTFALL #:		1.36	AC
EXISTING DRAINAGE FACTOR:		0.58	
EXISTING DRAINAGE TIME:		15 MIN	
2-YEAR (2.46 INCH) DRAINAGE		2.11	CFS
10-YEAR (2.27 INCH) DRAINAGE		2.66	CFS
PROPOSED AREA TO OUTFALL #:		0.79	AC
PROPOSED DRAINAGE FACTOR:		0.48	
PROPOSED DRAINAGE TIME:		15 MIN	
2-YEAR (2.46 INCH) DRAINAGE		2.44	CFS
10-YEAR (2.27 INCH) DRAINAGE		2.44	CFS
NET DRAINAGE GENERATED:		0.86	CFS
DRAINAGE CAPACITY OF EXISTING DRAINAGE (SEE SHEET 2.5) (CFS):		2.00	CFS
TOTAL DRAINAGE TO OUTFALL #:		0.97	CFS
TOTAL DRAINAGE TO OUTFALL #:		1.20	CFS

FOR THE 2-YEAR STORM EVENT, THE TOTAL PROPOSED IS 0.97 CFS WHICH IS LESS THAN THE EXISTING OF 2.00 CFS. THIS RESULTS IN A TOTAL NET EXCESS OF 1.03 CFS. THE TOTAL PROPOSED FOR THE 10-YEAR STORM EVENT IS 1.20 CFS. THE TOTAL PROPOSED IS LESS THAN THE EXISTING OF 2.00 CFS. THIS RESULTS IN A TOTAL NET EXCESS OF 0.80 CFS. THE EXCESS OF 0.80 CFS WILL BE ACCOMMODATED BY THE EXISTING DRAINAGE OF 0.80 CFS.

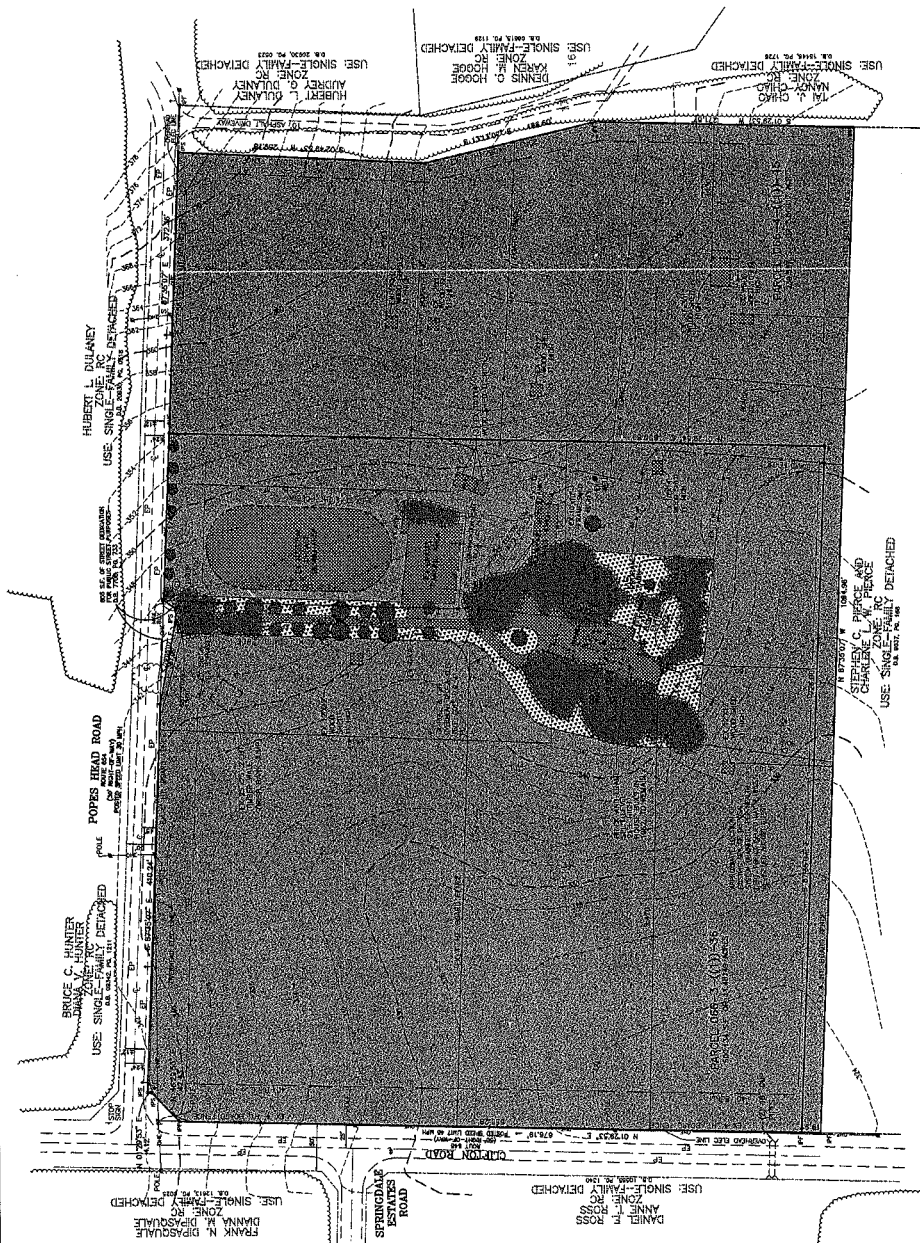
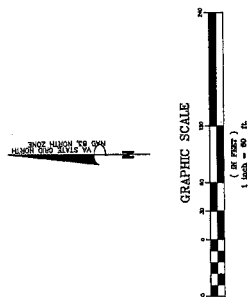
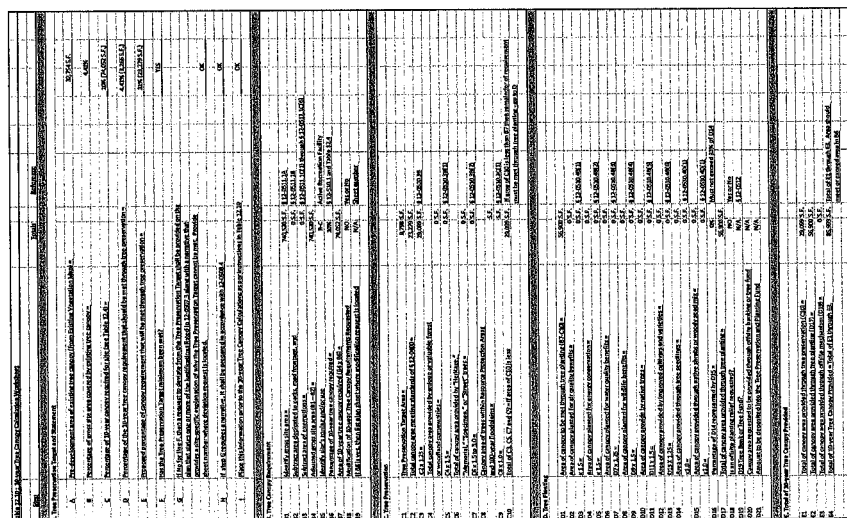
## 5A

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## 5A









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# LEGEND

---	EXISTING CONTOUR
- - -	EXISTING TREELINE
	EXISTING INDIVIDUAL TREE
	EXISTING WOOD FENCE
	EXISTING FENCE
	OVERHEAD ELECTRIC LINES
	EDGE OF GRAVEL
	EDGE OF PAVEMENT
	EXISTING ROAD SIGN
	EXISTING SIGN
	EXISTING UTILITY POLE
	EXISTING GUY WIRE
	EXISTING WELL

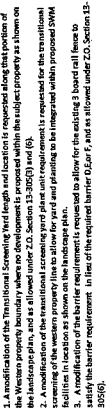
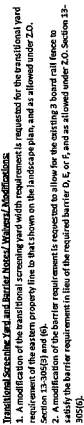
COVER TYPES					TOTAL AREA
KEY	COVER TYPE	SPECIES TYPE	SUCCESSION STAGE	CONDITION	
	OPEN FELD	N/A	N/A	N/A	15.92 AC.
	DEVELOPED LAND	N/A	N/A	N/A	.78 AC.
	LANDSCAPE TREES	SEE EXISTING TREE CHART BELOW	EARLY TO LATE	FAR TO GOOD	.75 AC.
	SHRUBS, SPINES, SAMP	N/A	N/A	FAR TO GOOD	.35 AC.

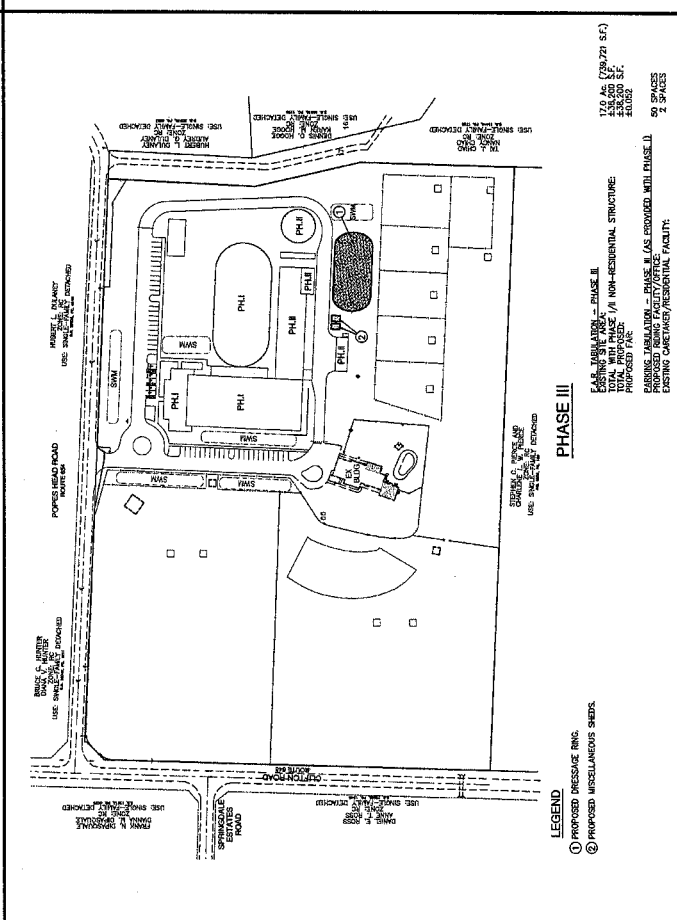
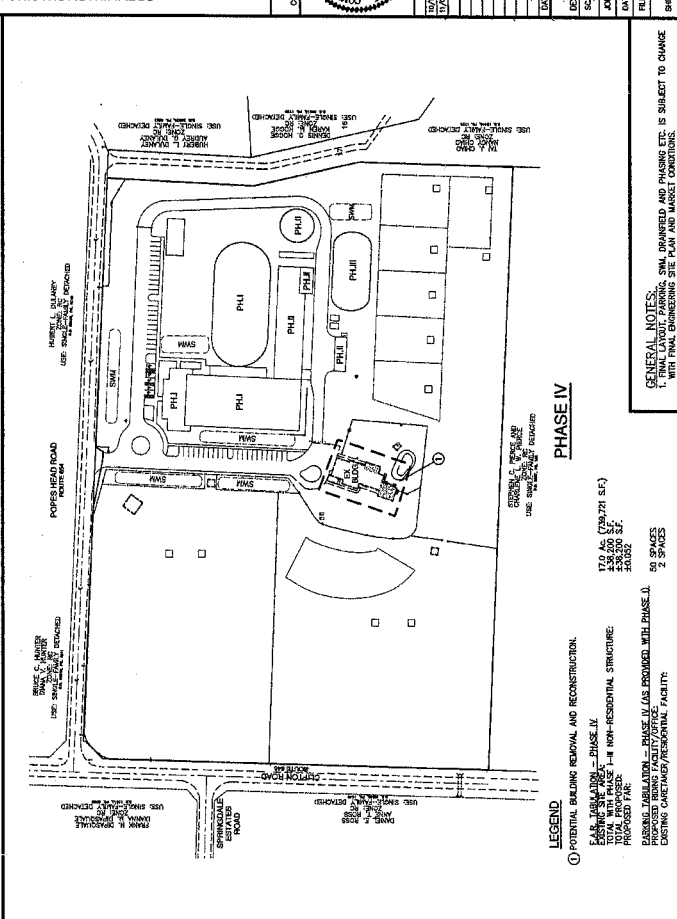
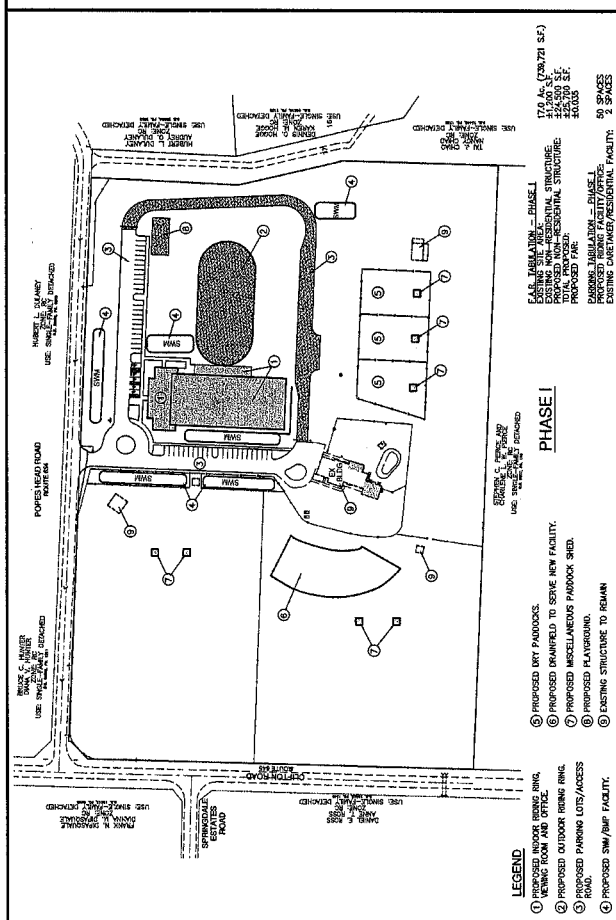
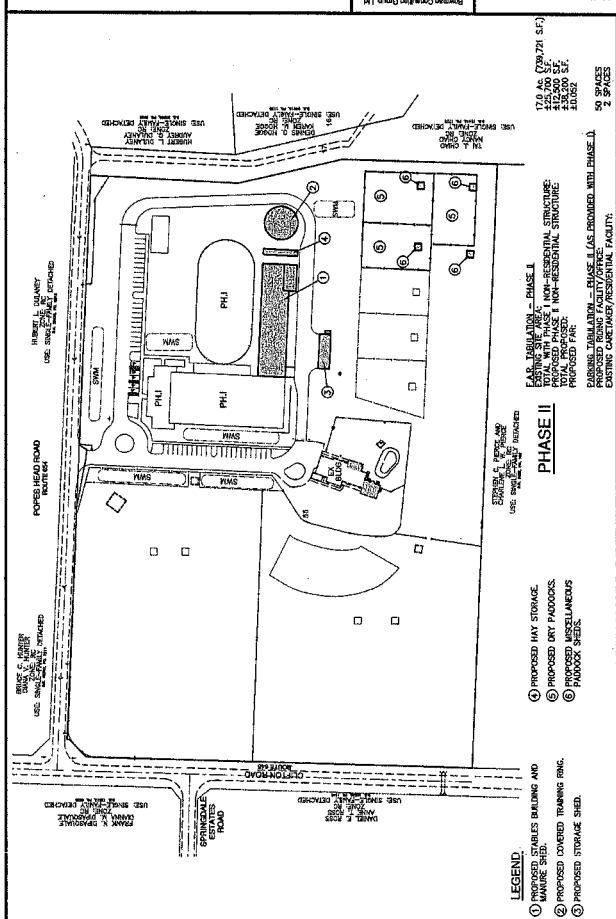
TOTAL SITE AREA = 17 acres  
 EXISTING TREE CANOPY = 32.75% SF, OR .75 AC.

TOTAL SITE AREA = 17 ACRES  
EXISTING TREE CANOPY = 32.7%









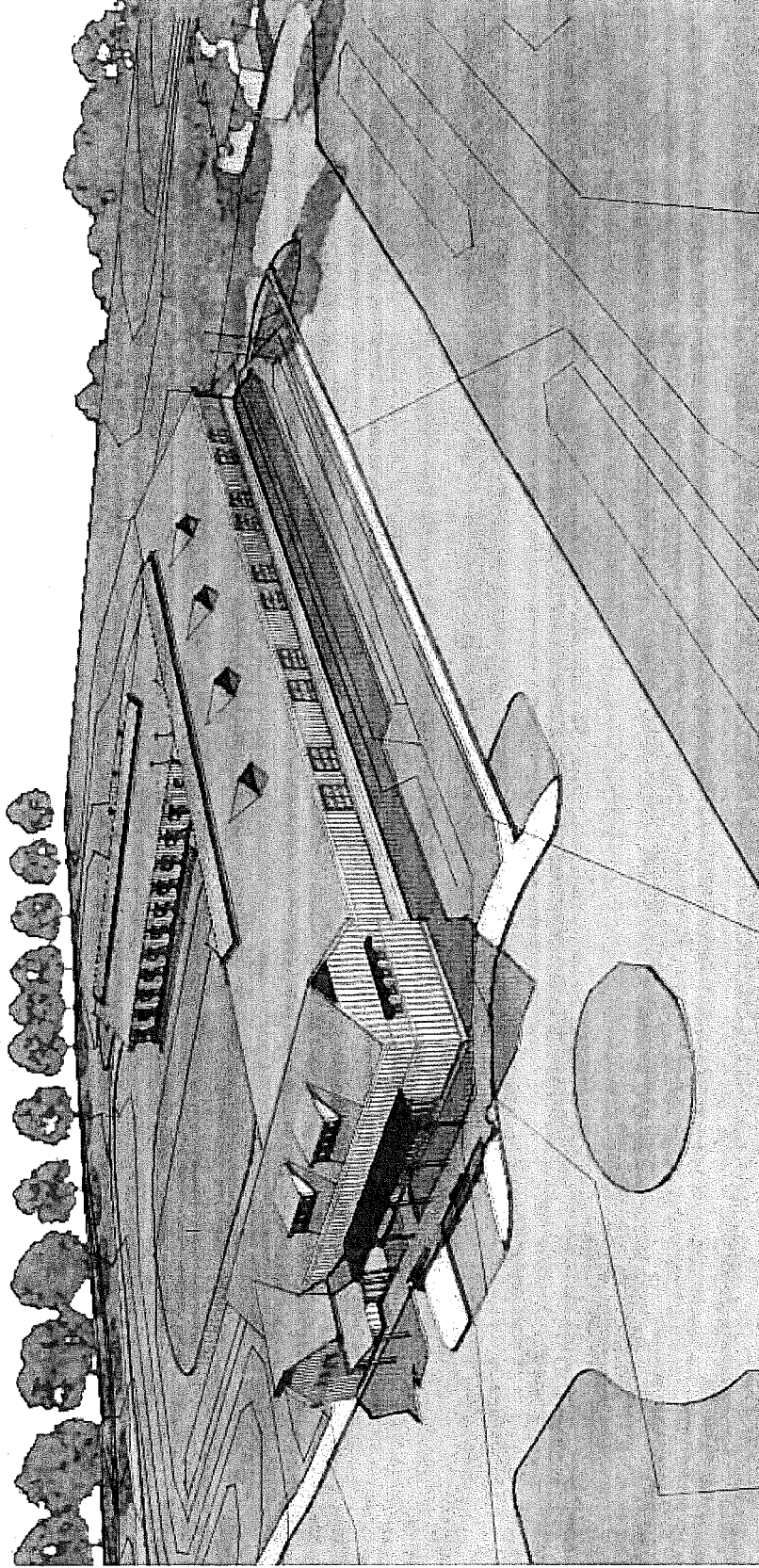


1. GENERAL PHOTOMETRIC NOTES:
2. EXISTING LIGHTING HAVE BEEN EXCLUDED FROM THE CALCULATIONS.
3. ALL LEVELS HAVE BEEN CALCULATED FROM AN LABORATORY DATA TAKEN UNDER CONTROL CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS.
4. ACTUAL ILLUMINATION LEVELS MAY VARY FROM THE PREDICTED RESULTS SHOWN ON THIS PLAN DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER FACTORS.
5. ARENA CALCULATION PLANE AT FINISH GRADE.
6. FLOOR LIGHTS SHALL HAVE EXTERNAL VISOR AND LOUVER TO CONTROL SPILL LIGHT AND GLARE.
7. FINAL LOCATION, VENDOR, STYLE AND FINISH OF LIGHT SYSTEM IS SUBJECT TO FINAL CHANGE WITH FINAL ENGINEERING.



# little full cry farm | proposed concept design

northern virginia therapeutic riding program | clifton, virginia



concept design

November 7, 2012

architect:  
Blackburn Architects, PC  
1820 N Street NW  
Washington, DC 20036  
p. 202-337-1755  
f. 202-337-5271

Contact:  
John Blackburn, AIA  
Daniel Blair

## little full cry farm | proposed concept design

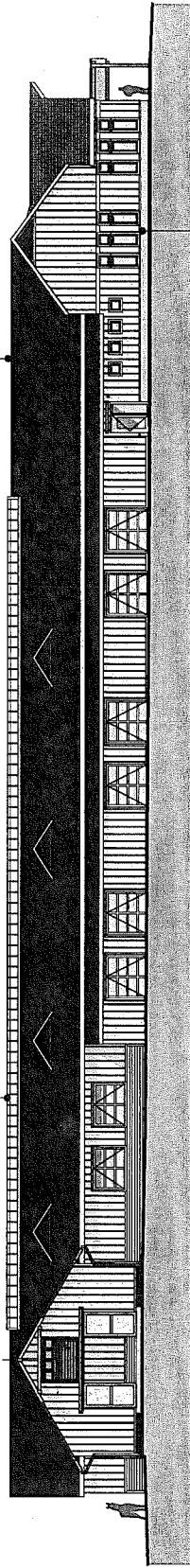
northern virginia therapeutic riding program | clifton, virginia

conceptual design presentation package

November 7, 2012



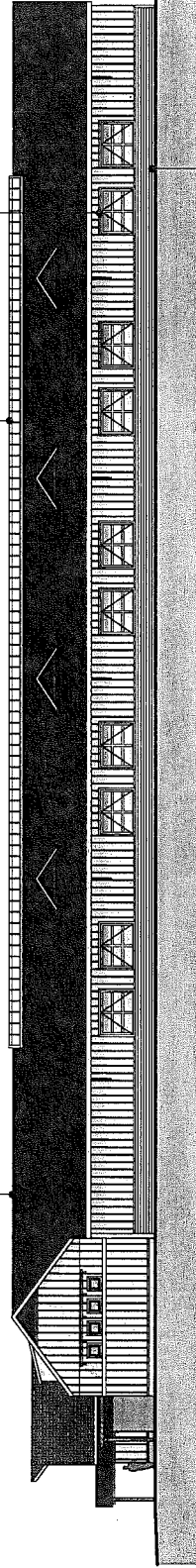
continuous ridge skylight



proposed east elevation

stone veneer water table

asphalt shingle roof



proposed west elevation

painted shiplap siding

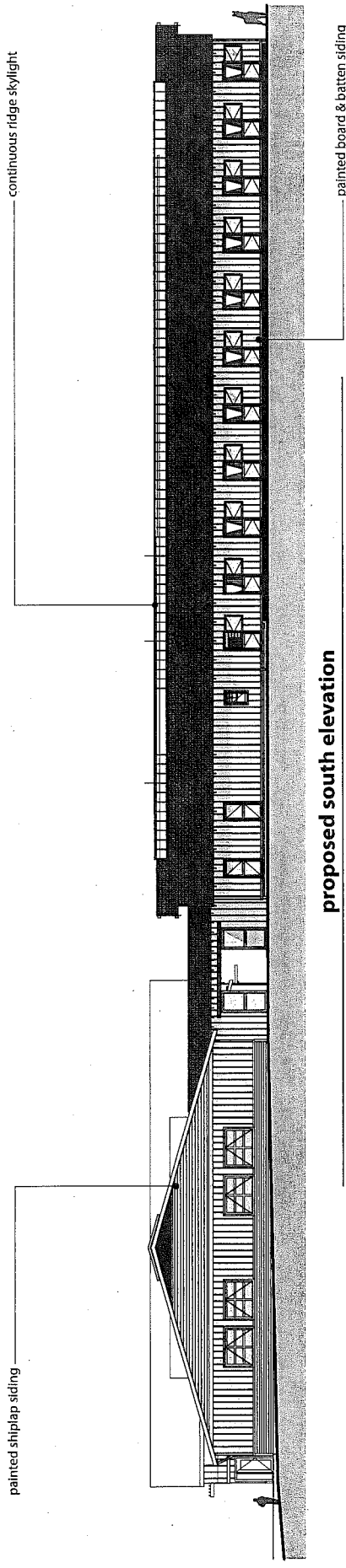
**elevation notes:**

1. max height is 35'-0"
2. typical building materials
  - siding - wood grain board & batten or shiplap siding with stone veneer water table where shown
  - roof - asphalt shingle (architectural shingle)
  - finish - painted wood

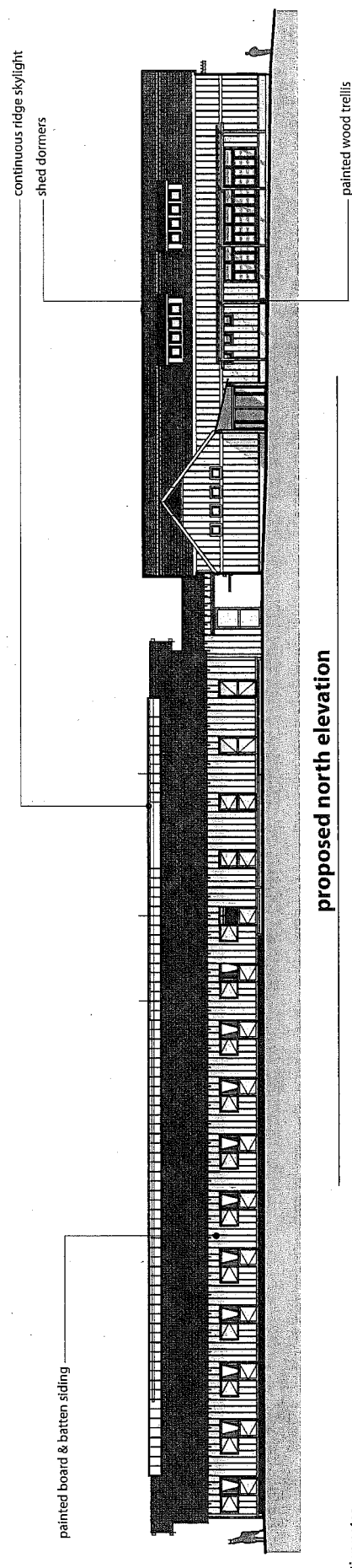
PAUL R. HARRIS  
ARCHITECTS, P.C.

**little full cry farm | proposed concept design**  
northern virginia therapeutic riding program | clifton, virginia

conceptual design - proposed exterior elevations  
3/64" = 1'-0"  
November 7, 2012



proposed south elevation



proposed north elevation

**elevation notes:**

1. max height is 35'-0"
2. typical building materials
  - siding - wood grain board & batten or shiplap siding with stone veneer water table where shown
  - roof - asphalt shingle (architectural shingle)
  - finish - painted wood

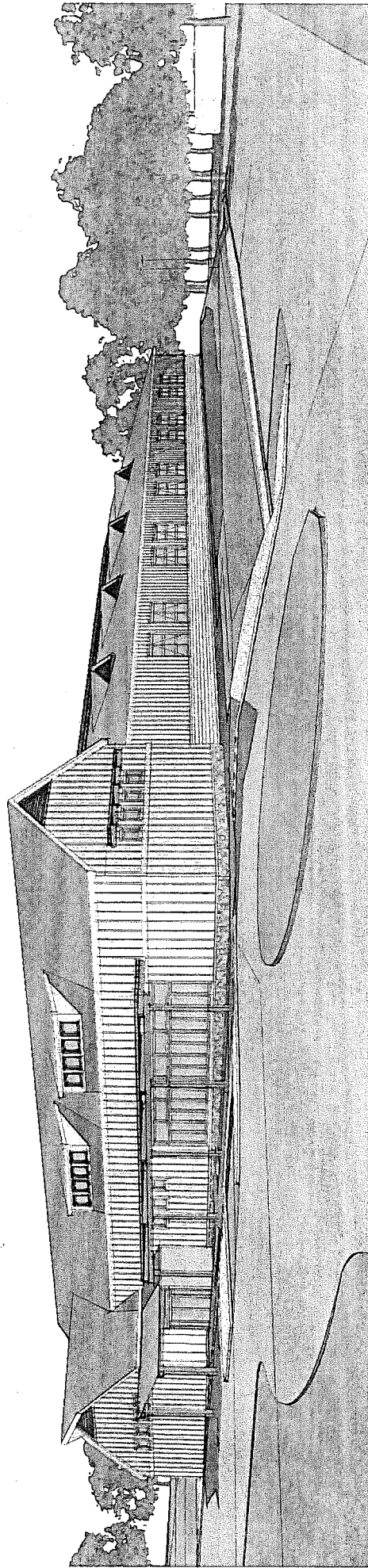
PLANNING  
ARCHITECTURAL  
DESIGN

ARCHITECTS, P.C.

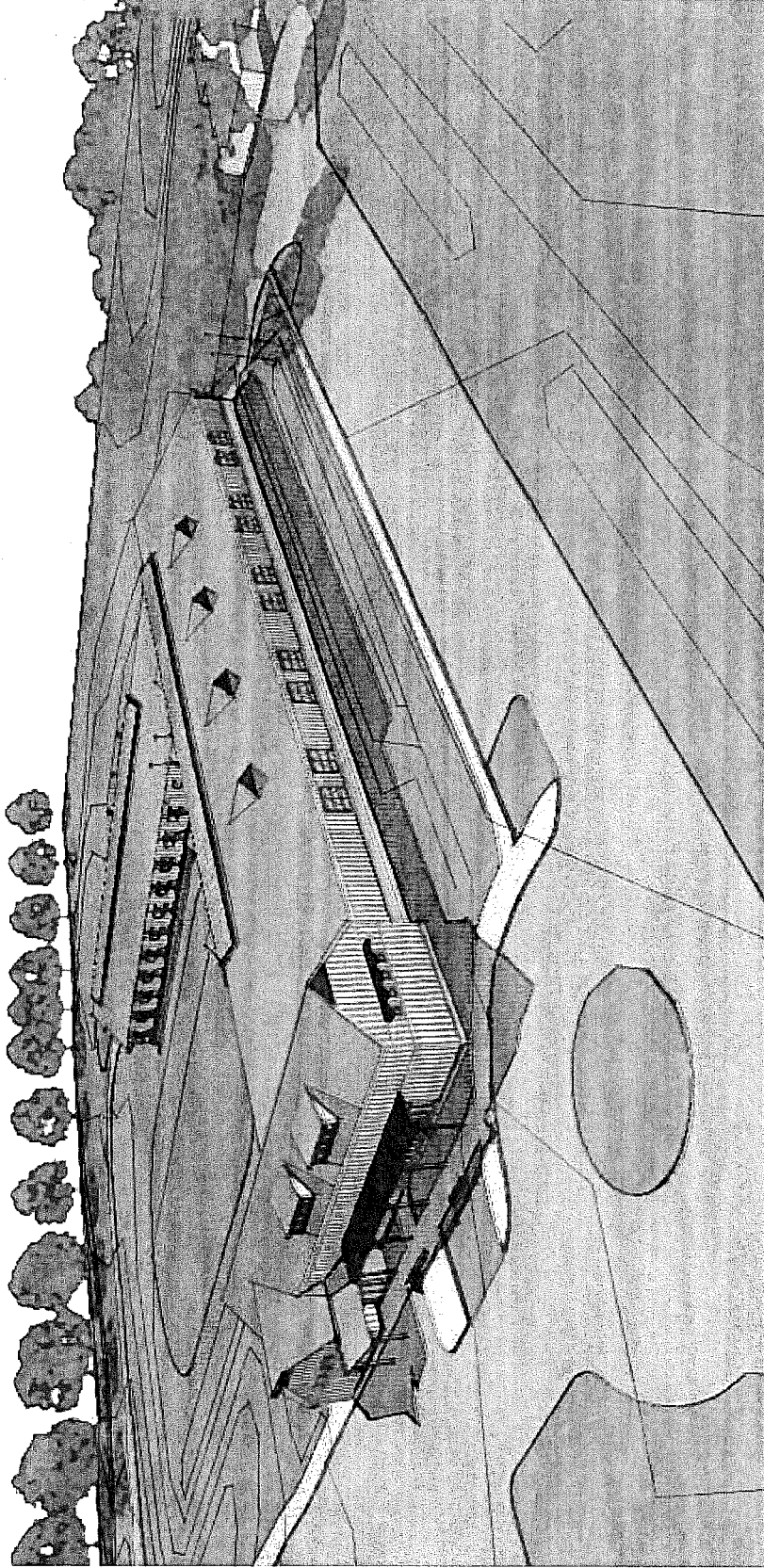
**little full cry farm | proposed concept design**  
northern virginia therapeutic riding program | clifton, virginia

conceptual design - proposed exterior elevations  
3/64" = 1'-0"  
November 7, 2012





proposed view from main entry



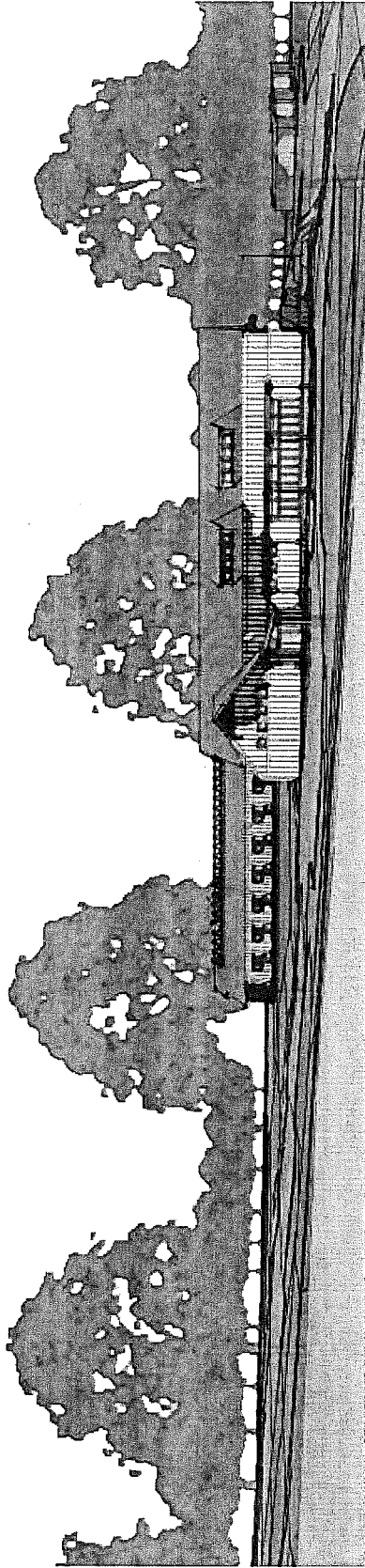
proposed bird's eye view from main entry

## little full cry farm | proposed concept design

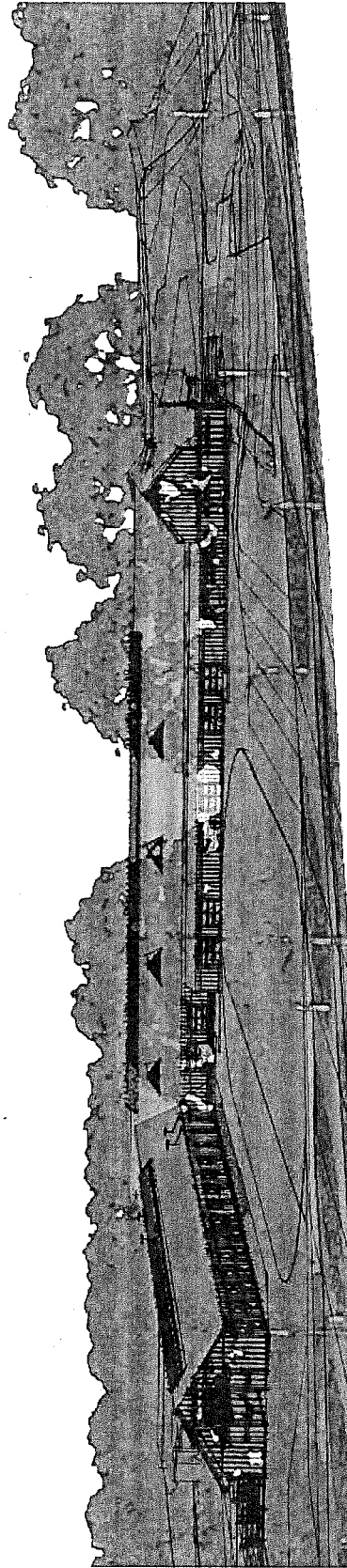
northern virginia therapeutic riding program | clifton, virginia

LANDSCAPE ARCHITECTS  
BLACKBURN ARCHITECTS, P.C.

conceptual design - perspective renderings  
November 7, 2012

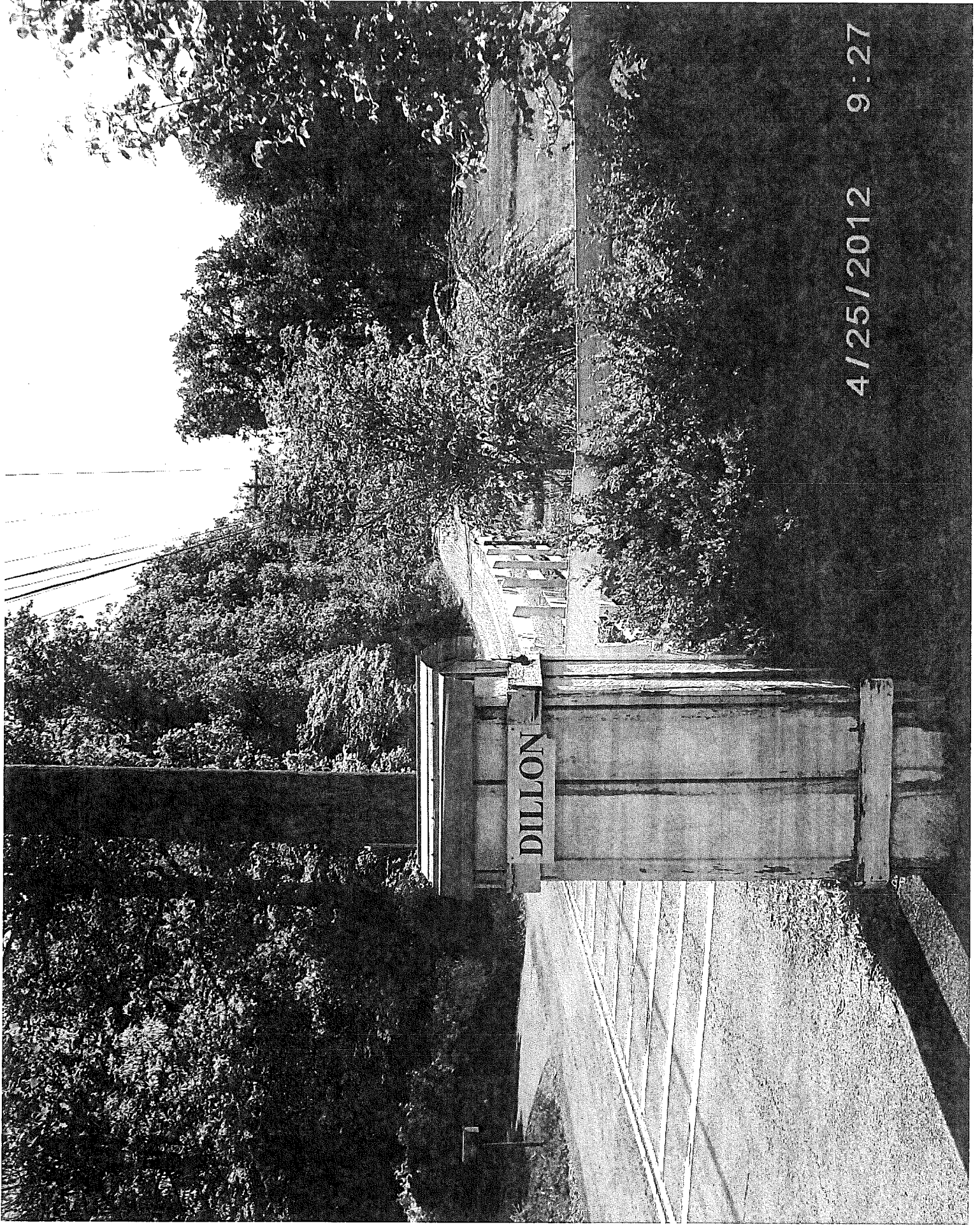


proposed view from northern property



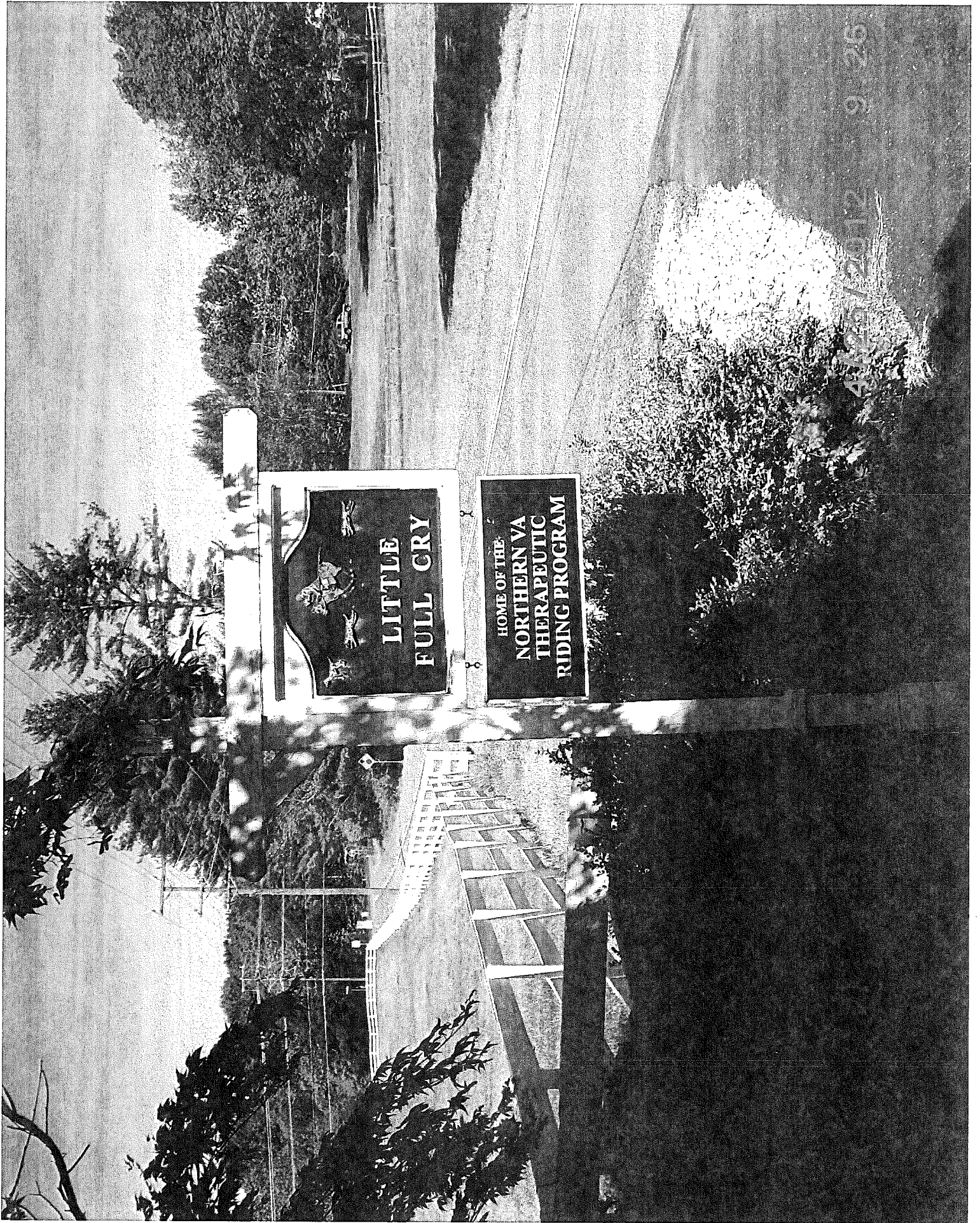
proposed view from eastern property





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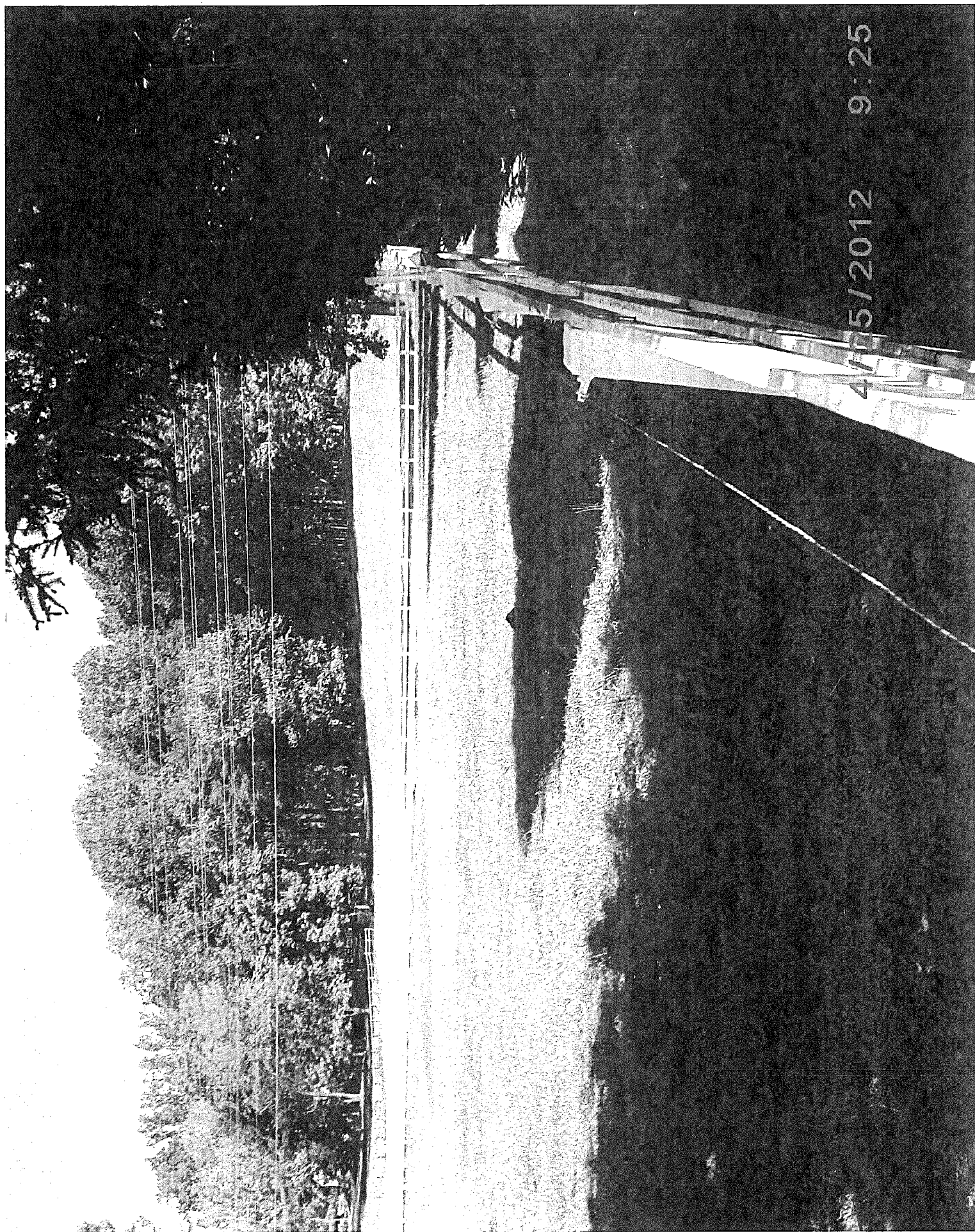


LITTLE  
FULL CRY

HOME OF THE  
NORTHERN VA  
THERAPEUTIC  
RIDING PROGRAM

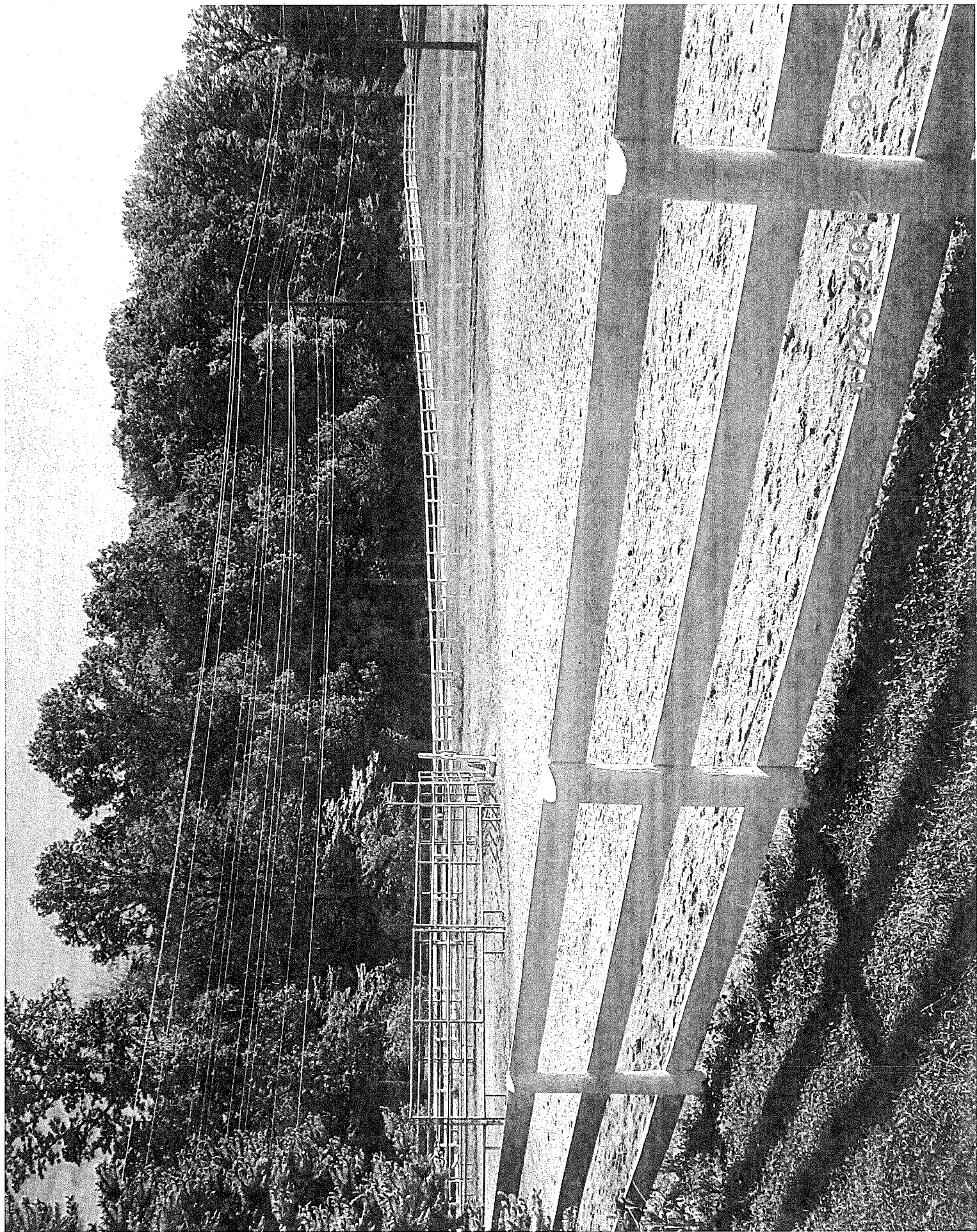
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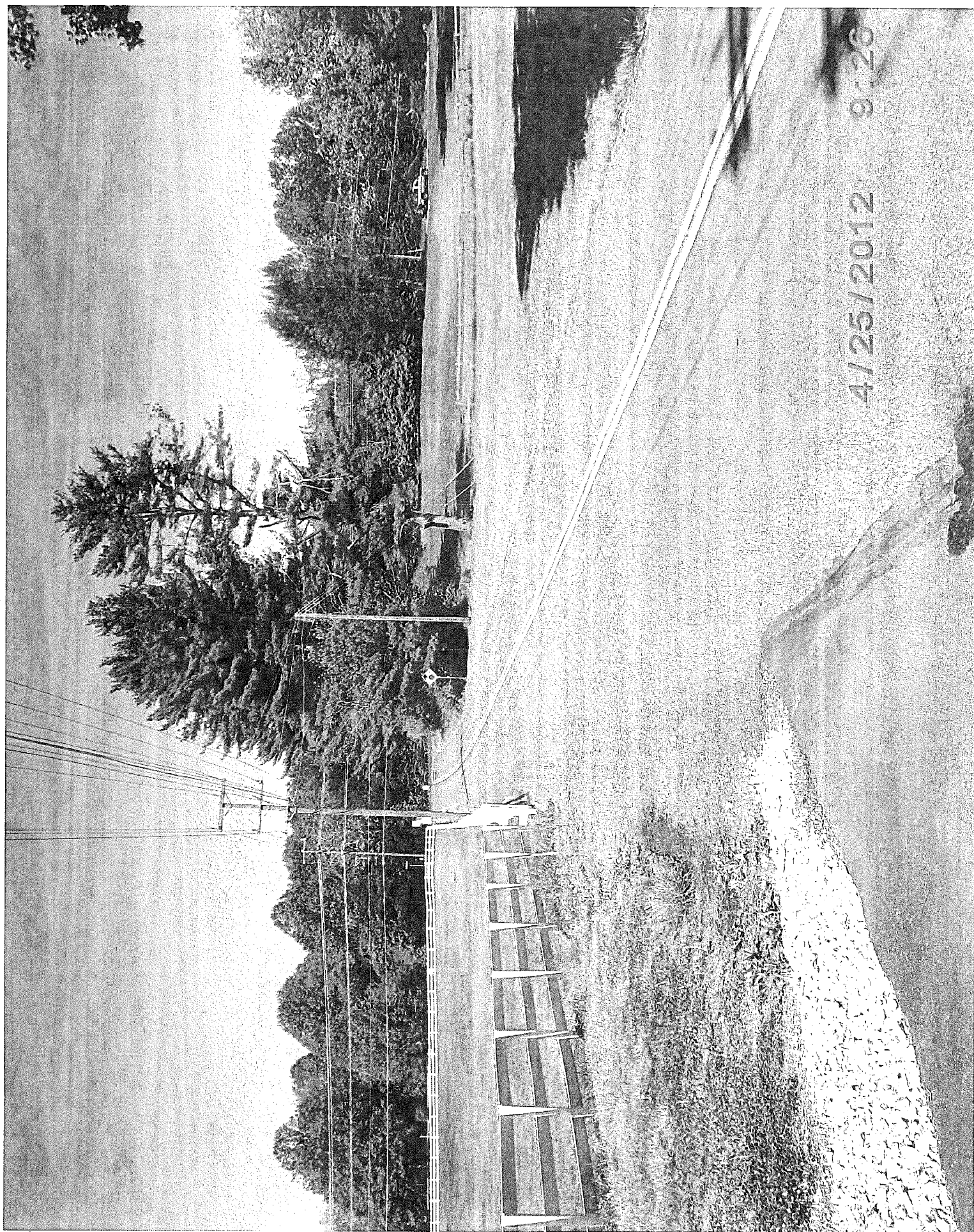


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4/25/2012 9:26







ENTERING  
VIRGINIA  
BYWAY



30  
M.P.H.

4/25/2012 9:31



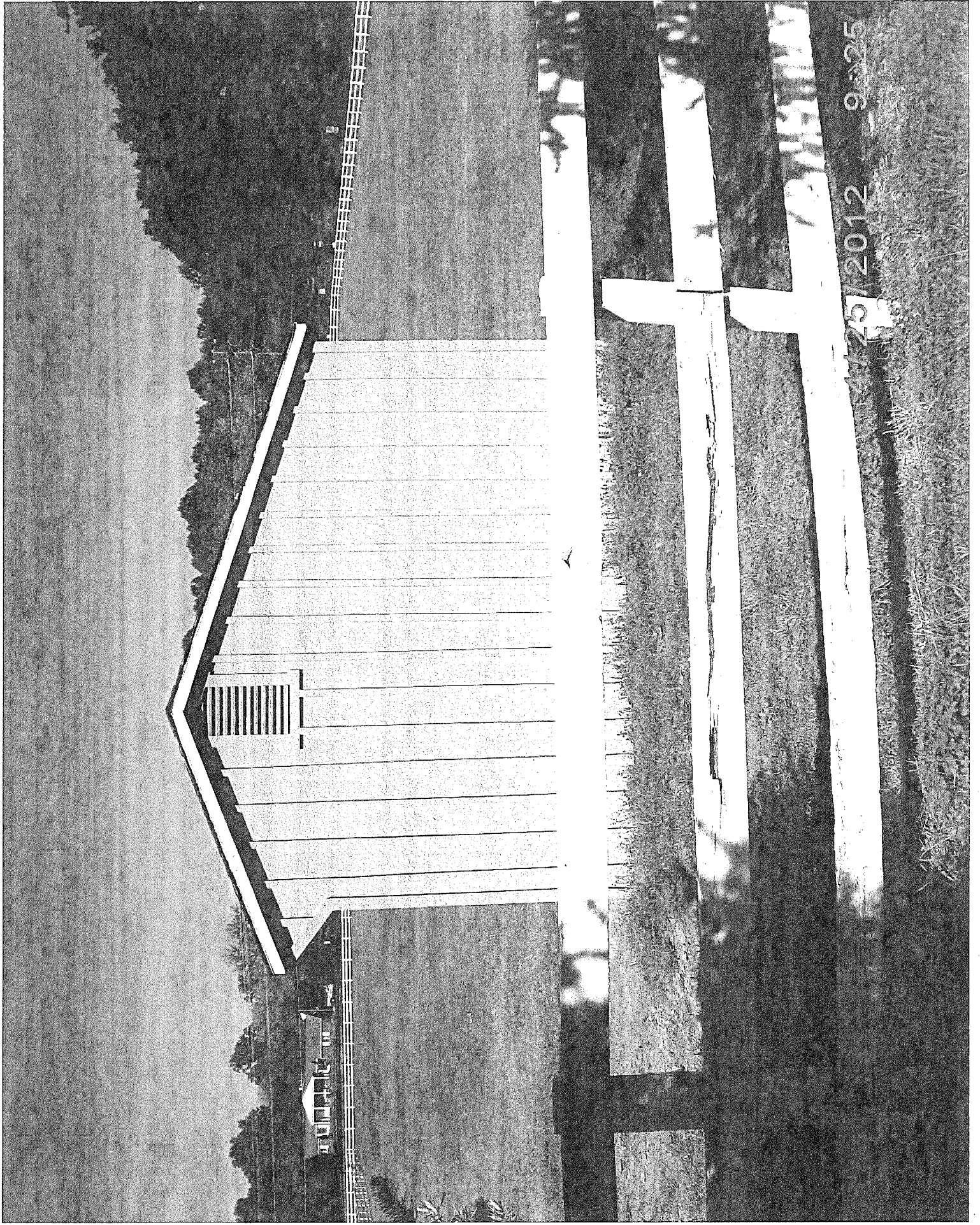
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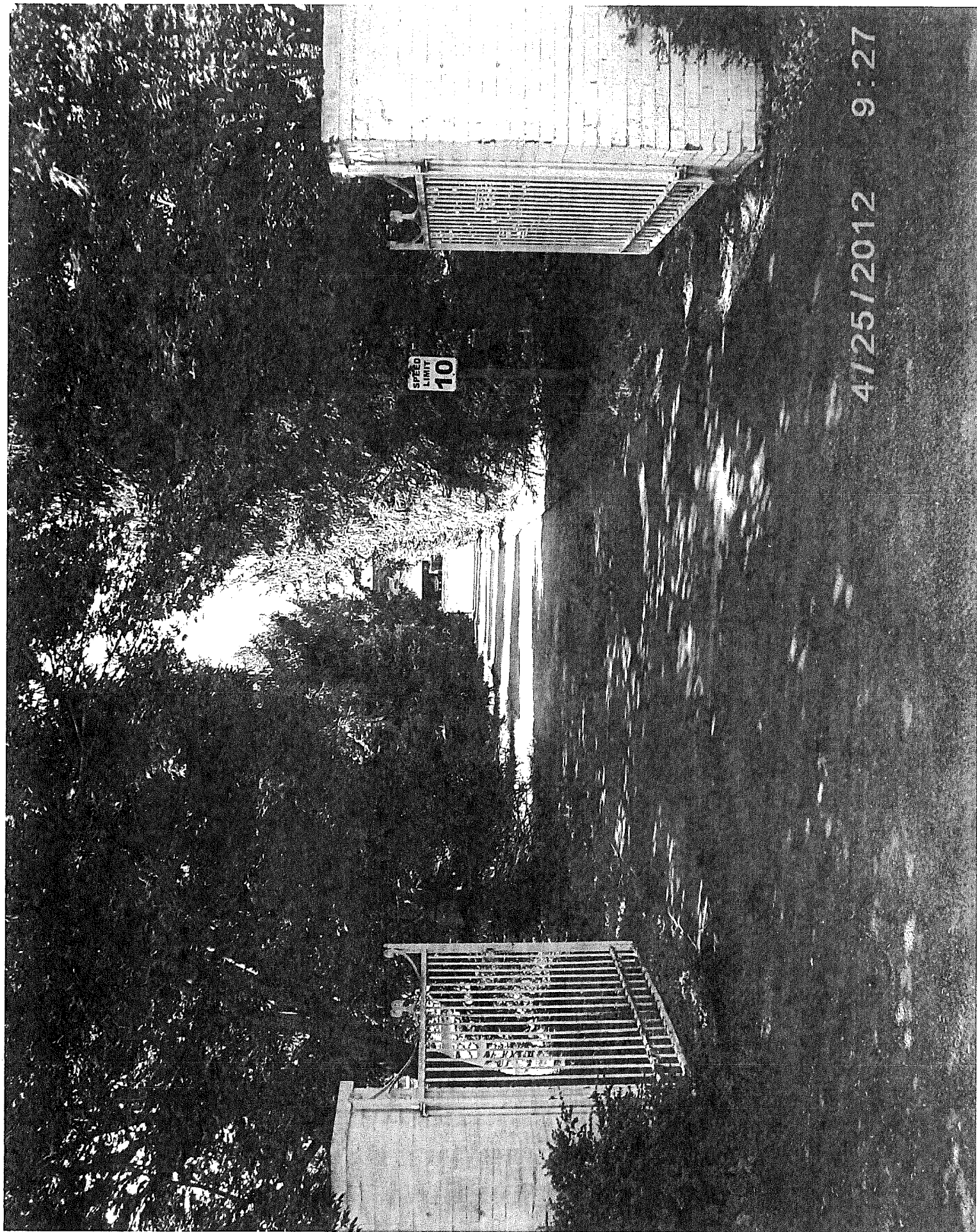


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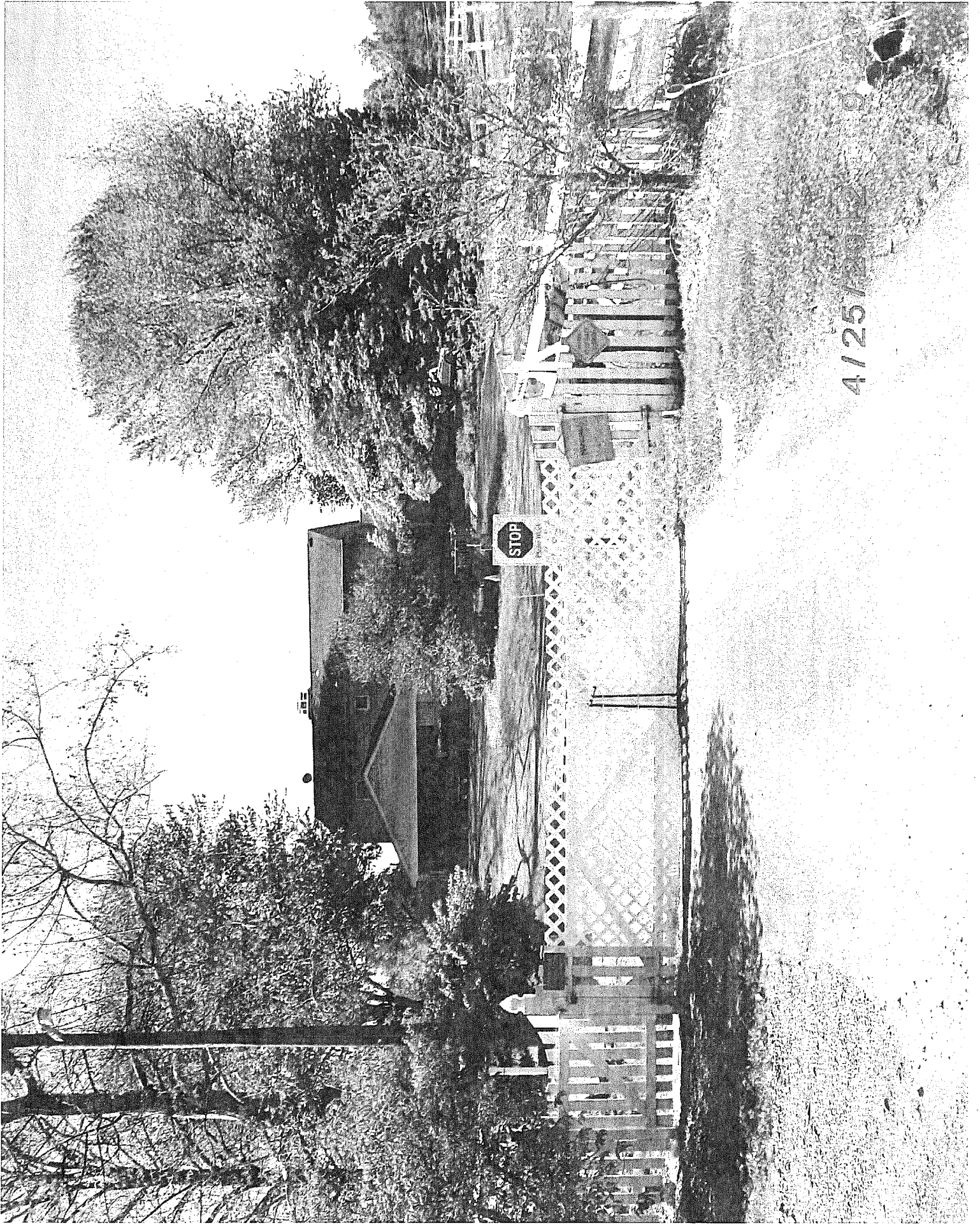




SPEED  
LIMIT  
10

4/25/2012 9:27





4/25/2012



## DESCRIPTION OF THE APPLICATION

**Special Permit Request:** To amend SP 00-S-044 previously approved for a riding and boarding stable to permit modification of development conditions, building additions and site modifications. A detailed outline of the proposed changes starts on page two.

## LOCATION OF PROPERTY AND CHARACTER OF AREA

**Existing Site Description:** The subject parcel, zoned R-C, is located southeast of the intersection of Clifton and Popes Head Roads. The 17 acre site is surrounded by residential uses on large lots to the north, south, east and west. A therapeutic riding program, riding lessons and horse boarding are currently operated on the site.

The subject parcel slopes gently to the west and to the southeast. The lot splits drainage between two storm water outfall systems.

Existing vegetation on the lot is primarily located along the existing drive entrance and near the existing caretakers dwelling. Due to the use type, the site is predominately open and free of vegetation other than grass.

The lot is served by an existing access off Popes Head Road. The existing access is not a commercial entrance. Clifton and Popes Head Roads are presently developed with two lane rural section asphalt/concrete roads.

The property is open and consists of several large paddocks, a gravel parking lot, an outdoor riding ring, an existing caretaker's residence, and several run-in sheds. Existing features are detailed on page three the special permit plat.

The existing riding ring is lighted. There are no EQC, RPA or floodplains on the property.

### Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Acreage	R-C	Residential 0.1-0.2 d.u. per acre
South	Acreage	R-C	Residential 0.1-0.2 d.u. per acre
East	Acreage	R-C	Residential 0.1-0.2 d.u. per acre
West	Acreage	R-C	Residential 0.1-0.2 d.u. per acre

## BACKGROUND

Special Permit SP 90-S-024 was approved on July 18, 1990, to allow a riding and boarding stable and riding school for a five (5) year term.

Special Permit Amendment SPA 90-S-024 was approved September 16, 1990, to amend the special permit to allow a continuation of the use, with a reduced operation of the riding school, for an additional five (5) year term.

Special Permit SP 00-S-044 was approved October 31, 2000, for a riding and boarding stable with an unlimited term. No riding school was requested at that time.

Special Permit Amendment SPA 00-S-044 was approved on April 29, 2008, to permit a change in development conditions to add a riding school and a change in permittee to Northern Virginia Therapeutic Riding Program, Inc. (NVTRP). A copy of the approved Resolution and special permit plat are included as Appendix 4.

## COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

**Plan Area:** Pohick Planning District; Area III  
**Planning Sector:** P-3 Johnny Moore Community Planning Sector  
**Plan Map:** Residential 0.1-0.2 d.u. per acre

## ANALYSIS

### Special Permit Plat (Copy at front of staff report)

**Title of SP Plat:** Full Cry Farm, Northern Virginia Therapeutic Riding Program, Inc. (NVTRP), Springfield District, Fairfax County, Virginia, Special Permit Amendment Plat, #SPA-00-S-044-02  
**Prepared By:** Bowman Consulting  
**Dated:** July 16, 2012 as revised through November 7, 2012

### Proposed Uses and Requested Changes:

The applicant proposes to continue the existing riding and boarding stables and riding school use as well as erect several new structures, increase ridership, increase the number of horses, increase the hours of operation, increase time of the outdoor lighting of the outdoor ring and create a larger, paved, 50-stall parking lot.

The proposed facilities are detailed on page four of the special permit plat, and include a relocated outdoor riding ring, a covered training ring, an outdoor dressage ring, new administrative office building to be located in conjunction with indoor stables and a new indoor riding ring. The special permit plat continues to show the existing caretaker's residence as well as several run-in sheds in the reconfigured outdoor paddocks. A new accessory storage structure for waste management and storage is shown adjacent to

the dressage ring.

The applicant proposes to phase construction. Phase one includes the construction of the new administrative offices, indoor riding ring with a total of 24,500 square feet of gross floor area (GFA). Also, an outdoor riding ring, a new parking lot with 50 spaces, gravel access road, paddocks, playground and BMP facilities will be constructed. With a total FAR of 0.035.

Phase two includes the construction of a new stable building; manure shed and hay storage buildings for a new total of 12,500 square feet of GFA. Also, a covered training ring, paddocks will be constructed. With a new total FAR of 0.052.

Phase three includes the construction of a new outdoor dressage ring.

Phase four includes potential reconstruction of the caretaker's residence, to be determined at a later date.

Programmatically, the applicant requests to increase the number of horses on site from 20 to 25 to accommodate an increase ridership from 111 students/week to 150 students/week. NVTRP expects to support 21 students per day, Monday through Friday, 30 students on Saturday and 15 students on Sunday. This is a slight increase overall from the existing approval, however it represents a decrease in the number of students on Sunday. The applicant plans to continue the summer camp use, which was previously approved, and does not request changes to the development condition which regulates this additional program.

The applicant also proposes to extend hours to 8:00 am to 9:00 pm on weekdays and to 8:30 am to 8:00 pm on the weekends which is an increase from the currently approved weekday hours of 8:00 am to 7:30 pm and weekend hours from 8:30 am to 6:30 pm. The outdoor ring is proposed to be lighted until 7:30 pm, during the week and 7:00 pm on the weekends. Currently the lighting ends ½ hour after the last session. The applicant proposes to dissolve the outdoor amplification system and eliminate all special events/shows.

A photometric plan was provided as shown on Page 11 of the special permit plat. The photometric plan indicates lights will have visors and louvers to control spill light and glare and be mounted on 35 foot high poles in four locations around the outdoor ring.

Landscaping and screening is proposed as shown on pages eight and nine of the special permit plat around the use in the eastern half of the site. Transitional screening 2, a screening width of 35 feet, is required to screen the use from adjacent residential properties. Screening is shown to be provided in the eastern half of the property where the structures and active uses will be present. Screening is requested to be waived along the western portion of the property where the use is open pasture.

The applicant is required to provide a minimum of 10 percent tree canopy. The site presently has approximately 32,000 square feet of existing canopy and the applicant shows additional plantings to equal approximately 85,000 square feet (11.6%) of total canopy provided.

Storm water facilities as shown on pages five and six of the special permit plat are provided by three infiltration trenches as shown on the storm water plan. The applicant proposed three infiltration trenches and two bio retention basins to meet the minimum water quality measures required by the Water Supply Protection Overlay District per the Chesapeake Bay Preservation Ordinance

A waste disposal plan for manure disposal was evaluated by the Northern Virginia Soil and Water Conservation District. An attached memo is contained in Appendix 8.

	<b>Existing</b>	<b>Proposed at Final Phase 3</b>
<b>Gross Floor Area</b>	3,600	38,200 square feet
<b>Parking</b>	26	52
<b>Horses</b>	20	25
<b>FAR</b>	0.005	0.052
<b>Students/Patrons</b>	111/week	150/week
<b>Employees (per season)</b>	14 staff/170 volunteers	21 staff/350 volunteers
<b>Hours</b>	M-F 8:00 am-7:30 pm	M-F 8:00 am-9:00 pm
	S-S 8:30 am-6:30 pm	S-S 8:30 am-8:00 pm
<b>Outdoor Amplification</b>	Yes	No
<b>Events</b>	Maximum 2 per year	None Requested
<b>Outdoor Lighting Hours</b>	½ after last lesson	M-F until 7:30 pm S-S until 7:00 pm
<b>Tree Canopy</b>	32,754 square feet (4.4%)	85,999 square feet (11.6%)
<b>On-Site Structures</b>	Caretaker's residence, run-in sheds, small storage structure	Caretaker's residence, run-in sheds, indoor riding ring, administrative offices, indoor stables, storage shed
<b>Outdoor Facilities</b>	Outdoor riding ring, paddocks, gravel parking	Two outdoor riding rings, covered training ring, paddocks, paved parking lot, playground, berm seating.

## Land Use and Environmental Analysis (Appendix 5)

The Comprehensive Plan shows the application property to be planned for large lot residential development at a density of 0.1 to 0.2 du/ac. In staff's evaluation, the intensity of development and proposed use are within the guidelines contained in the Comprehensive Plan.

### Land Use:

1. The entire P3 Planning Sector is located within the watershed of the Occoquan Reservoir. Protection of the Occoquan Reservoir water quality is the primary objective for this area. Land in this sector should be planned for residential use within a density range of .1-.2 dwelling unit per acre. This conforms with findings in the Occoquan Basin Study and is commensurate with predominant densities and the well-established character of existing development in this sector. . . .
2. Non-residential uses requiring special exception or special permit approval should be rigorously reviewed. In general, these uses should be located at the boundary of Low Density Residential Areas and Suburban Neighborhoods or where their impact on existing residences is minimal. These uses should be granted only if the following conditions are met:
  - Access for the use is oriented to an arterial;
  - The use is of a size and scale that will not adversely impact the character of the area in which it is located; and
  - The use is designed to mitigate impacts on the water quality of the Occoquan Reservoir. . . .
3. Agricultural and forestal uses are alternatives to residential uses in Low Density Residential Areas. Such uses, depending upon the techniques used, can have positive impacts on water quality. Careful attention should be paid to insure that agricultural and forestal techniques are supportive of water quality goals for the Occoquan Reservoir watershed. . . ."

**Issue:** Water Quality Protection. The subject property is located within the County's Johnny Moore Creek watershed as well as within the Water Supply Protection Overlay District. No Resource Protection Area (RPA) or Environmental Quality Corridor (EQC) exists on the subject property. This application proposes three infiltration facilities to meet water quality and water quantity control requirements for this application. The narrative also indicates that the outlet control devices for these facilities will be designed to ensure that gradual release rates for the 2 and 10 year storm events. A rainwater cistern is also proposed to be installed onsite. The outfall analysis provided on Sheet 6 of the special permit amendment plat indicates that runoff drains from two different locations on the property. Stormwater management/best management practice measures and outfall adequacy are subject to review and approval by the Department of Public Works and Environmental Services.

**Resolution:** As outlined in the Stormwater analysis memo and synopsis below, the applicant meets the water quantity and quality requirements of the Public Facilities Manual (PFM).

**Issue:** Animal Waste. The property falls within the County's Chesapeake Bay Preservation Area, therefore, the applicant should provide a current Water Quality Management Plan prepared in conjunction with the Northern Virginia Soil and Water Conservation District to ensure compliance with the County's Chesapeake Bay Preservation Ordinance (CBPO).

**Resolution:** During the previous amendment for this equestrian operation, the water quality plan included removal and appropriate disposal of the horse excrement from the property. A development condition has been included to require the applicant to update their conservation plan with the Northern Virginia Soil and Water Conservation District.

**Issue:** Septic System Drainfield: Because this amendment represents a significant expansion of the equestrian facility, the septic system drainfield will also be greatly enlarged, as shown on sheet 4 of the special permit amendment plat. The applicant should provide the current permit documentation from the Fairfax County Health Department for this proposed drainfield system.

**Resolution:** The applicant provided a memo from the Health Department; however the memo appears to restate the requirements but does not show approval of the system, therefore a condition is included to address this issue. This memo is included as Appendix 9.

**Issue:** Green Building: The Policy Plan incorporates guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. In support of the green building policy, the applicant was encouraged to construct the proposed indoor riding ring and the proposed administrative building to meet "Leadership in Energy and Environmental Design" (LEED) certification or to provide a commitment to the use of Energy Star appliances.

**Resolution:** The applicant has agreed to provide all Energy Star appliances and a condition is included to address this issue.

#### **Urban Forestry Analysis (Appendix 6)**

The Forest Conservation Branch from the Department of Public Works and Environmental Services (DPWES) indicates in their memo included as Appendix 6 that the applicant has addressed all their issues with the most recent special permit plat. Full comments can be found in the attached Appendix 6.

#### **Transportation Analysis (Appendix 7)**

The applicant proposes a new commercial entrance off Popes Head Road, as shown on the special permit plat. Additionally, right of way reservation on both Clifton and Popes Head Roads is shown as required by Fairfax County Department of

## Transportation.

The Transportation Department indicated the applicant has addressed all issues with site plan revisions. Full comments from the Transportation Department are found in the attached Appendix 7.

## Storm Water Analysis (Appendix 8)

The Site Development and Inspections Division of DPWES indicates there are no Resource Protection Areas or Floodplains on the site. There is one downstream complaint on file.

The special permit plat shows detention, water quality controls and downstream drainage to meet the current Public Facility Manual (PFM) requirements. Six infiltration facilities area being shown on the property which will reduce the post development overland runoff below the pre-development runoff by infiltrating the runoff to the proposed infiltration facilities and adequate outfall will be met. Staff indicated that a new storm water ordinance and updates to the PFM's storm water requirements are being developed as a result of changes to state codes. The site plan for this application may be required to conform to the updated PFM and new ordinance requirements.

Full comments are found in the attached Appendix 8.

## ZONING ORDINANCE PROVISIONS

RC DISTRICT BULK REGULATIONS	REQUIRED	PROVIDED
Lot Size	5 acres	17 acres (5.5 and 11.5)
Lot Width	200 feet	970.54 feet (Popes Head Road) 670.19 feet (Clifton Road)
Building Height	35 feet (residence) 60 feet (other)	12 feet (sheds) to 35 feet (ring/stables/office building)
Front Yard	100 feet	470 feet, approximately (Clifton Road) 40 feet, approximately (Popes Head Road) to the parking lot.
Side Yard	100 feet	35 feet to the proposed run- in sheds.
Rear Yard	100 feet	60 feet, approximately



<b>RC DISTRICT BULK REGULATIONS</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
<b>Parking</b>	21 spaces	52 spaces

<b>STANDARD</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
<b>Transitional Screening</b>		
<b>North (Residential)</b>	TS 2 (unbroken open space, 35 feet in width, planted with mixed evergreens)	Eastern side of property 35 foot wide TS 2 provided. Pasture open space on the western side of the property*
<b>South (Residential)</b>	TS 2	Eastern side of property 35 foot wide TS 2 provided.
<b>East (Residential)</b>	TS 2	Varied from 25 to 35 foot wide TS provided.
<b>West (Residential)</b>	TS 2	Along the northern half of the western property the TS 2 is provided inward to the site adjacent proposed new structures. Along the southern half of the western property line the applicant shows Pasture open space*.
<b>Barrier</b>		
<b>North (Residential)</b>	D, E or F (ranging from a 42" chain link fence to a 6' solid board or masonry fence)	4' split rail board fence*
<b>South (Residential)</b>	D, E or F	4' split rail board fence*
<b>East (Residential)</b>	D, E or F	4' split rail board fence*
<b>West (Residential)</b>	D, E or F	4' split rail board fence*

\*Approved in conjunction with SP 00-S-044

## **WAIVERS/MODIFICATIONS REQUESTED**

*Par. 2, Sect. 8-609: Modification of the 100 foot setback of structures from the lot line.*

The applicant requests run-in (turn-out) sheds to be located closer than 100 feet from the setback. The applicant also shows the covered outdoor training ring closer than 100 feet to the property line. The BZA may modify the location of structures, but to no less than 40 feet to any property line, therefore the development conditions address this requirement. The site plan indicates two run-in shed on the southern portion of the property to be located 35 feet from the southern property line and the covered outdoor training ring to be 60 feet from the eastern property line. The applicant indicates the structures will be buffered by significant vegetation, as shown on the special permit plat.

*Par. 2, Section 8-609 Modification of the 50 foot setback for associated parking lot.* The applicant requests the proposed parking lot to be located 40 feet from the northern property line. The applicant indicates the reduction is necessary due to constraints caused by the right of way reservation along Popes Head Road. The applicant indicates the parking lot will be buffered by significant vegetation, as shown on the special permit plat. The BZA may modify the location of parking lots to no less than 20 feet from property lines.

*Par. 1 and 6, Sect. 13-302 Waiver and modification of portions of the transitional yard along the west, north and south property lines.* The applicant requests to modify the screening requirement along the northern half of the western property line to allow it to move internal to the site, closer to the proposed structures in order to provide better screening of the more intense uses on site. The screening buffer is shown to be 35 foot wide screen. The applicant requests to waive the southern half of the western property line transitional screening yard due to the existence of mature vegetation around the caretaker's residence. The applicant shows the required screening along the eastern half of the north property line but requests to waive the western half of the northern property line screening due to the open pastoral nature of the use in that location. The applicant shows the eastern half of the southern property line screening but requests to waive the western half of the southern property line screening due to the open pastoral nature of the use in that location. The entire eastern property line contains transitional screening, though a portion of it is reduced to 25 feet in width because of a proposed gravel access road.

## **OTHER ZONING ORDINANCE REQUIREMENTS**

### **Special Permit Requirements (See Appendix 8)**

- General Special Permit Standards (Sect. 8-006)
- Group 9 Standards (Sect. 8-903)
- Additional Standards for Riding and board Stables (Sect. 8-609)

### **Overlay District Requirements**

- Water Supply Protection (WSPOD) (Sect. 7-800)

## **Summary of Zoning Ordinance Provisions**

All applicable standards have been satisfied with the proposed development conditions.

## **CONCLUSIONS**

Staff concludes that the subject application is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions as discussed previously in the report with the implementation of the Proposed Development Conditions contained in Appendix 1 of the Staff Report.

## **RECOMMENDATIONS**

Staff recommends approval of SPA 00-S-044-02 subject to the Proposed Development Conditions in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

## **APPENDICES**

1. Proposed Development Conditions with Attachment 1
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Approved Resolution and Plat SPA 00-S-044-01
5. Land Use and Environment Analysis
6. Urban Forestry Analysis
7. Transportation Analysis
8. Storm Water Analysis
9. Health Department Letter
10. Applicable Zoning Ordinance Provisions

## PROPOSED DEVELOPMENT CONDITIONS

November 28, 2012

SPA 00-S-044-02

If it is the intent of the Board of Zoning Appeals to approve SPA 00-S-044-02 located at Tax Map 66-3 ((1)) 36 and 66-4 ((1)) 15 for an amendment to SP 00-S-044 previously approved for a riding and boarding stable to permit modifications of development conditions, pursuant to Section 3-C03 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Those conditions carried forward from the previous special permit are marked with an asterisk. Minor edits have been made to these conditions to conform to current terminology. Edits and subsequent revisions are underlined.

1. This approval is granted to the applicant, Northern Virginia Therapeutic Riding Program (NVTRP), and is for the location indicated on the application, 6429 Clifton Road (17 acres), and is not transferable to other land.
2. This special permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by Bowman Consulting Group, Ltd., dated July 16, 2012, as revised through November 7, 2012, and approved with this application, as qualified by these development conditions.
3. A copy of this special permit and the Non-Residential Use Permit shall be posted in a conspicuous place on the property of the use and be made available to all department of the County of Fairfax during the hours of operation of the permitted use.\*
4. This special permit is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special permit shall be in substantial conformance with these development conditions. Minor modifications to the approved special permit may be permitted pursuant to Pa. 4 of Sect. 8-004 of the Zoning Ordinance.\*
5. Upon issuance of a new Non-RUP, there shall be a maximum number of 150 students per week with a maximum of twenty-one (21) students per day Monday through Friday; thirty (30) students per day on Saturday and fifteen (15) students per day on Sunday.\*
6. The maximum hours of operation for the riding school shall be limited to Monday through Friday from 8:00 a.m. to 9:00 p.m., and Saturday and Sunday from 8:30 a.m. to 8:00 p.m.\*

7. Parking shall be provided as shown on the special permit plat. All parking shall be provided concurrent with Phase One of the development.
8. The maximum number of horses on site at any one time shall be 25.\*
9. Summer camp activities may be permitted from June through August, between 9:00 a.m. and 1:00 p.m., Monday through Friday. \*
10. Vaulting workshops, with a maximum of three hour sessions and four to eight participants, shall be permitted during the house in which the regular riding instruction is not given, which is within the maximum proposed hours of operation.\*
11. There shall be no shows or special events on site.
12. There shall be no loud speakers or amplified music on site.
13. The existing house on the site shall be used as a residence for the owner or caretaker of the subject property and/or as office space for the staff of NVTRP. \*
14. The dwelling (caretakers residence) on the property shall maintain the appearance of a residence.\*
15. A conservation plan outlining Best Management Practices (BMPs) for the operation shall be updated and implemented, prior to approval of a new Non-Residential Use Permit, in coordination with the Northern Virginia Soil and Water Conservation District. The conservation plan shall include management techniques for the operation, including pasture management, animal waste management, composting and nutrient management. No animal waste shall be permitted to decay in place or to be washed into the natural drainage from the site.\*
16. All lighting shall be in conformance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance.
17. The covered training ring and dressage ring shall not be lighted.
18. All outdoor ring lights shall be turned off by 7:30 pm Monday through Friday and by 7:00 pm Saturday and Sunday and parking lot lighting shall be turned off when the site is not in use, except for security lighting.
19. The Transitional Screening shall be provided as shown on the special permit plat, subject to review and approval by the Forest Conservation Branch from the Department of Public Works and Environmental Services (DPWES) and

shall be deemed to meet transitional screening requirements. Existing fences shall be deemed to satisfy the barrier requirements. All transitional screening requirements shall be provided with Phase One.

20. Landscaping shall be provided as shown on the special permit plat, but shall not less be than 10% of the overall site area. Non-invasive species and locally common native species shall be used to the greatest extent possible as determined in coordination with the Forest Conservation Branch from the Department of Public Works and Environmental Services (DPWES).
21. Limits of clearing and grading shall be the minimum possible and shall be no greater than shown on the special permit plat as may be qualified by these development conditions.
22. Notwithstanding what is shown on the special permit plat, run-in sheds shall be located no closer than 40 feet to any property line.
23. Right-of-way to 35 feet from centerline along the frontage of Clifton Road shall be reserved for future dedication. Such dedication shall be upon demand by Fairfax County at such time as there is a roadway project in this area. Right-of-way to 30 feet from centerline along the frontage of Popes Head Road shall be reserved for future dedication. Such dedication shall be upon demand by Fairfax County at such time as there is a roadway project in this area.
24. The site entrance shall meet Virginia Department of Transportation (VDOT) requirements, unless waived or modified by VDOT.\*
25. The indoor riding ring, administrative office and stable building shall generally be consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.
26. The Applicant shall install Energy Star appliances and equipment for all refrigerators, dishwashers, water heaters, computers, monitors, televisions, vending machines, water coolers, and other appliances and office equipment (if available). The Applicant shall provide proof of installation, installation locations, and manufacturers' product data, including the Energy Star energy guide. Prior to issuance of the Non-Residential Use Permit, the applicant will submit to DPWES a letter from a registered architect or professional engineer certifying compliance with this commitment.
27. Storm water detention shall be provided such that the peak discharge rate in a two-year and 10-year 24-hour storm event be less than or equal to the peak discharge rate that would be discharged if the site was in a good forested condition.

28. A septic system shall be approved by the Health Department prior to construction of the new facilities.

This approval, contingent on the above-noted conditions, shall not relieve the Applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced and been diligently pursued. Establishment of Phase One shall establish the use as approved pursuant to this special permit. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

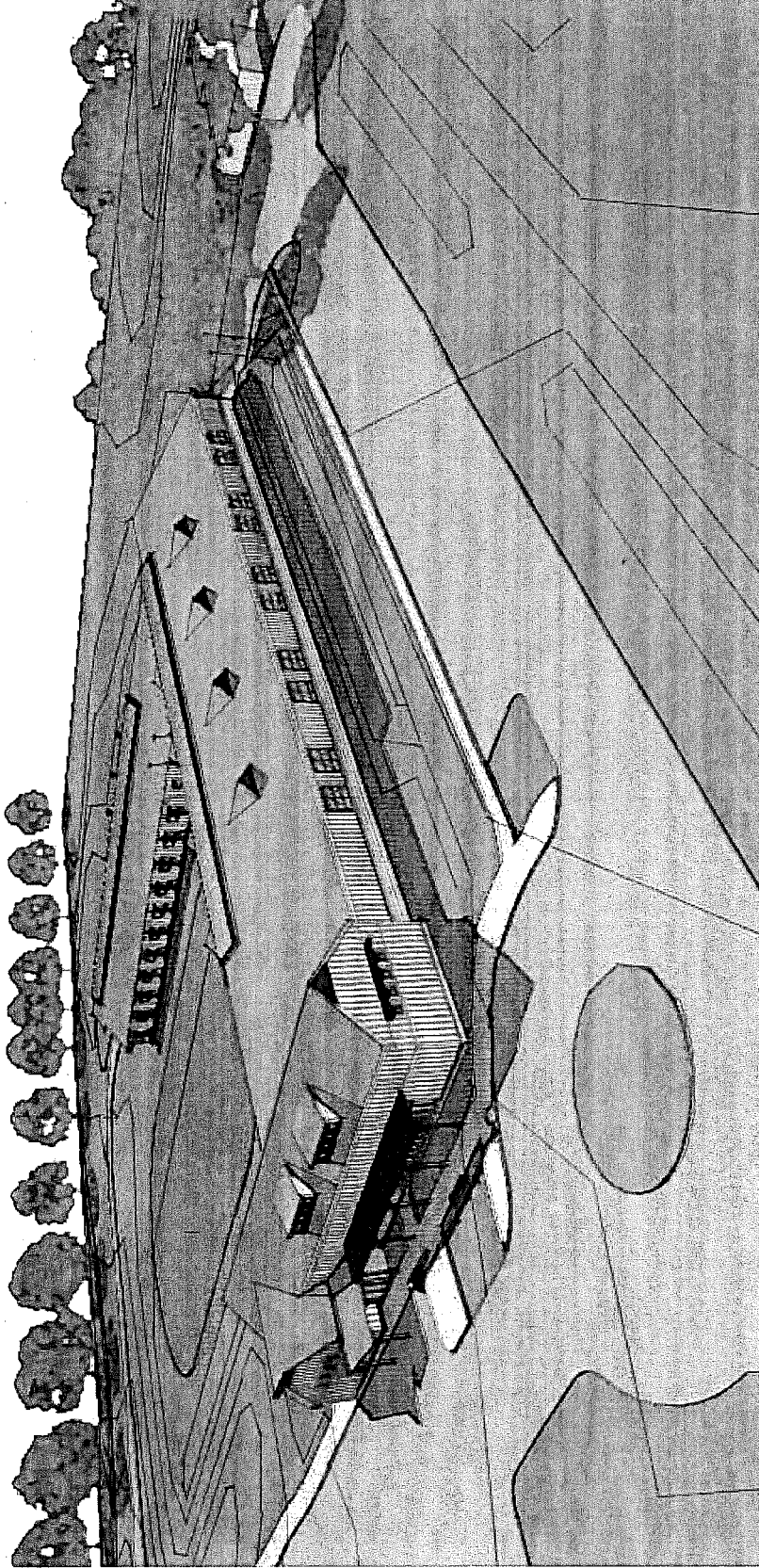


# little full cry farm | proposed concept design

northern virginia therapeutic riding program | clifton, virginia

concept design

November 7, 2012



architect:  
Blackburn Architects, PC  
1820 N Street NW  
Washington, DC 20036  
p. 202-337-1755  
f. 202-337-5271

Contact:  
John Blackburn, AIA  
Dar

ATTACHMENT 1

little full cry farm | proposed concept design

northern virginia therapeutic riding program | clifton, virginia

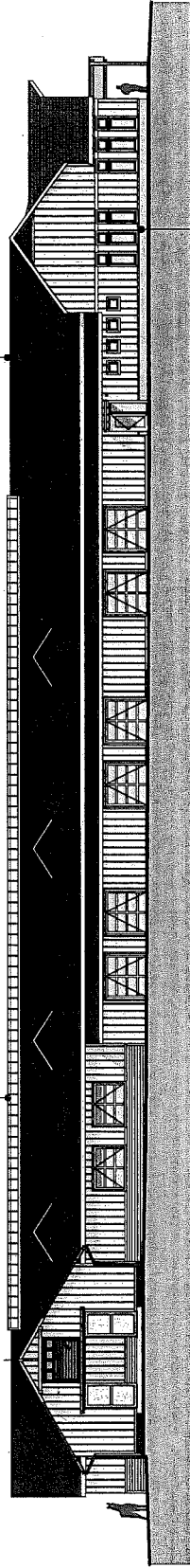
conceptual design presentation for  
November 7, 2012

ARCHITECTS, P.C.

BLACKBURN  
ARCHITECTS, P.C.

continuous ridge skylight

asphalt shingle roof

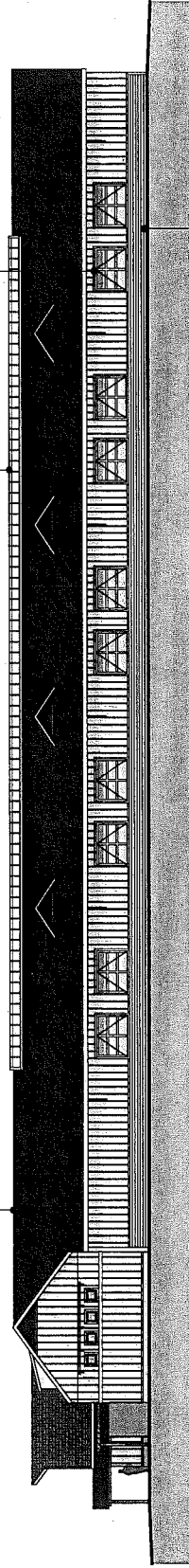


proposed east elevation

stone veneer water table

asphalt shingle roof

continuous ridge skylight  
aluminum sectional overhead doors with  
polycarbonate glazing



proposed west elevation

painted shiplap siding

**elevation notes:**

1. max height is 35'-0"
2. typical building materials
  - siding - wood grain board & batten or shiplap siding with stone veneer water table where shown
  - roof - asphalt shingle (architectural shingle)
  - finish - painted wood

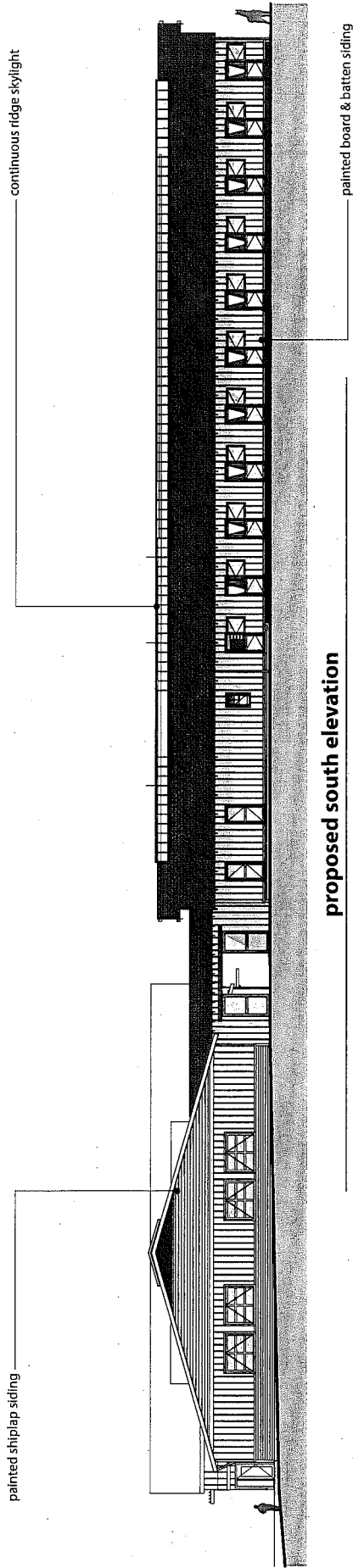
PLANNING  
ARCHITECTURE  
DESIGN

ARCHITECTS, P.C.

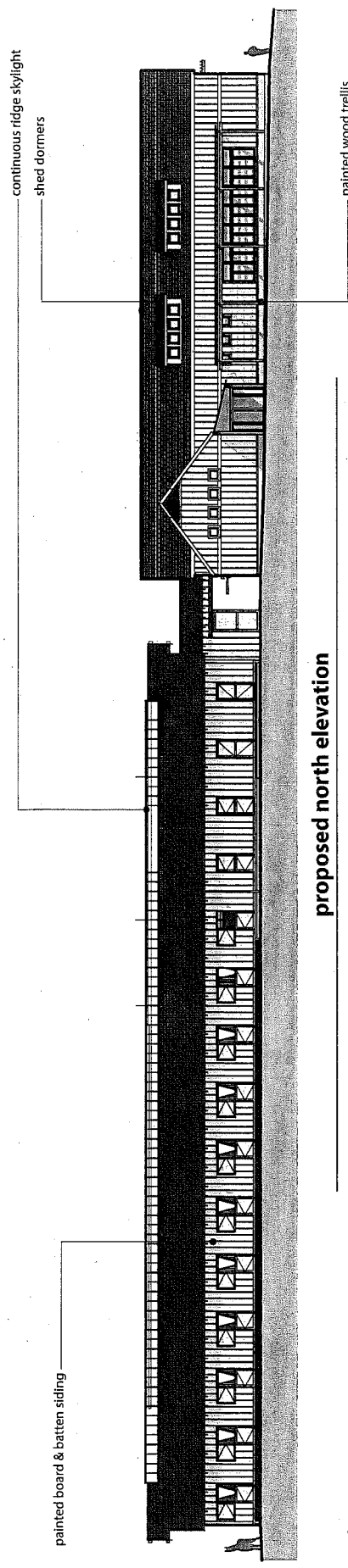
**little full cry farm | proposed concept design**

northern virginia therapeutic riding program | clifton, virginia

conceptual design - proposed exterior elevations  
3/64" = 1'-0"  
November 7, 2012



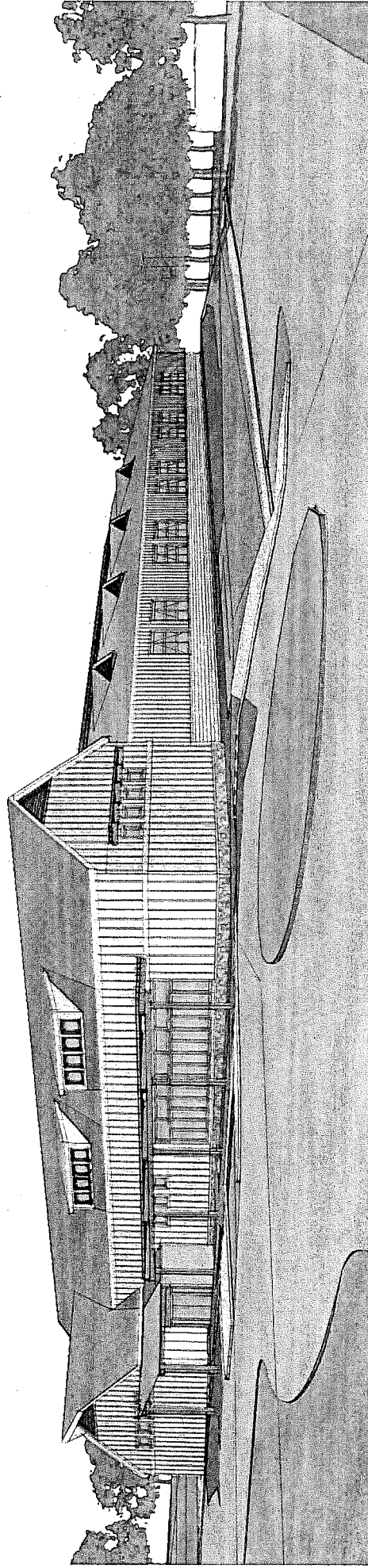
proposed south elevation



proposed north elevation

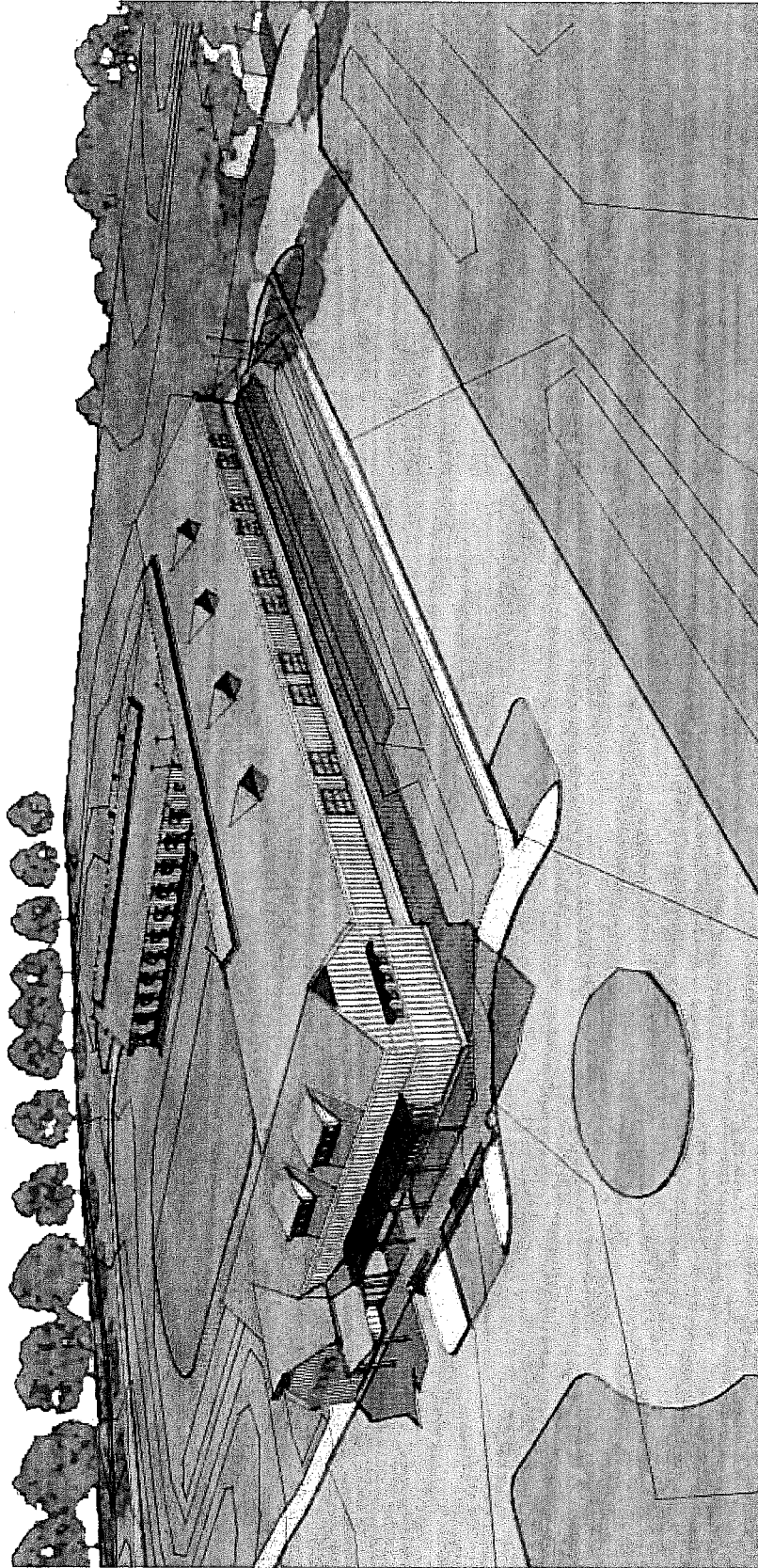
**elevation notes:**

1. max height is 35'-0"
2. typical building materials
  - siding - wood grain board & batten or shiplap siding with stone veneer water table where shown
  - roof - asphalt shingle (architectural shingle)
  - finish - painted wood



proposed view from main entry





proposed bird's eye view from main entry

## little full cry farm | proposed concept design

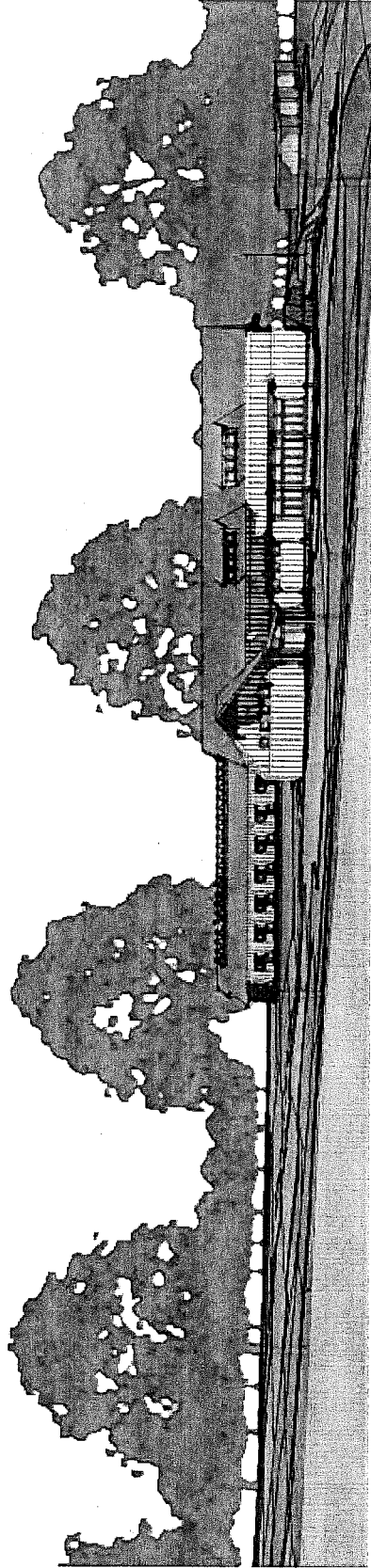
northern virginia therapeutic riding program | clifton, virginia

PLANNING  
ARCHITECTURE  
INTERIORS

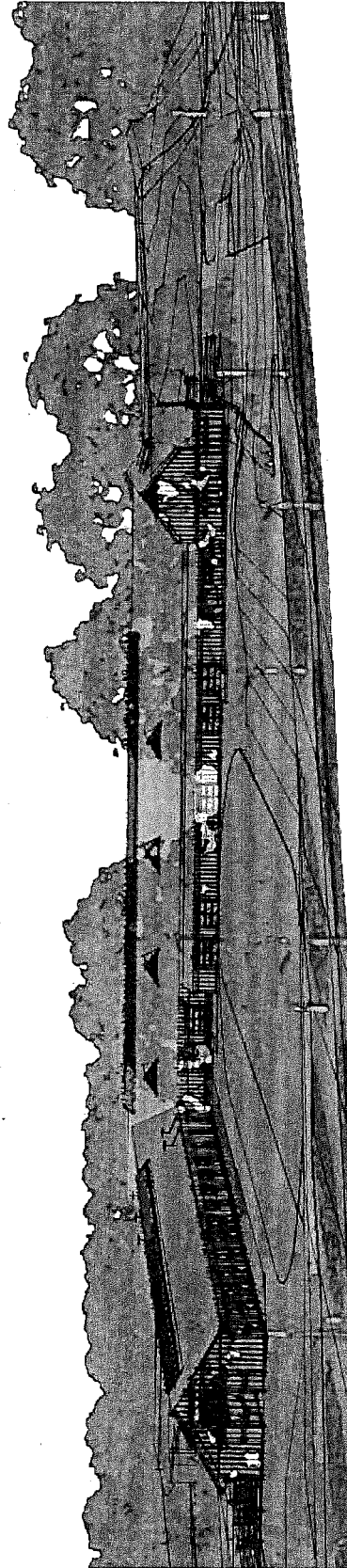
BLACKBURN

ARCHITECTS, P.C.

conceptual design - perspective renderings  
November 7, 2012



proposed view from northern property



proposed view from eastern property

Application No.(s): \_\_\_\_\_  
(county-assigned application number(s), to be entered by County Staff)

### SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: July 18, 2012  
(enter date affidavit is notarized)

I, Meredith P. Hartley, do hereby state that I am an  
(enter name of applicant or authorized agent)

(check one)            ☐ applicant  
                             ☒ applicant's authorized agent listed in Par. 1(a) below

11/1/97

and that, to the best of my knowledge and belief, the following is true:

- 1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE,\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

**(NOTE:** All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
Northern Virginia Therapeutic Riding Program, Inc. Agents: Breeana G. Bornhorst, Executive Director Rhonda S. VanLowe, Chair, Board of Governors	P. O. Box 184 Clifton, Virginia 20124	Applicant/Title Owner
Reed Smith LLP Agent: Meredith P. Hartley	3110 Fairview Park Drive, Suite 1400 Falls Church, VA 22042-3611	Attorney/Agent
Bowman Consulting Group, Ltd. Agent: Matthen J. Tauscher	14020 Thunderbolt Place, Suite 300 Chantilly, Virginia 20151	Engineers/Agents

(check if applicable)    ☐ There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Application No.(s): \_\_\_\_\_  
(county-assigned application number(s), to be entered by County Staff)

Page Two

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: July 18, 2012  
(enter date affidavit is notarized)

117197

1(b). The following constitutes a listing\*\*\* of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

**CORPORATION INFORMATION**

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Northern Virginia Therapeutic Riding Program, Inc.  
P. O. Box 184  
Clifton, Virginia 20124

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☒ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF SHAREHOLDERS:** (enter first name, middle initial, and last name)

Northern Virginia Therapeutic Riding  
Program, Inc., is a nonstock, nonprofit  
organization

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): \_\_\_\_\_  
(county-assigned application number(s), to be entered by County Staff)

Page Three

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: July 18, 2012  
(enter date affidavit is notarized)

117197

- 1(c). The following constitutes a listing\*\*\* of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

**PARTNERSHIP INFORMATION**

**PARTNERSHIP NAME & ADDRESS:** (enter complete name, number, street, city, state, and zip code)

Reed Smith LLP  
3110 Fairview Park Drive, Suite 1400  
Falls Church, Virginia 22042

(check if applicable) ☒ The above-listed partnership has no limited partners.

**NAMES AND TITLE OF THE PARTNERS** (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

Abbott Kevin	Bickham J.	Burroughs Benton
Abdalla Tarek	Binder Justus	Cameron Douglas
Allen Thomas	Binis Barbara	Cameron Scott
Andrews Alexander	Birt Steven	Caplan Gary
Arnold Roy	Blasier Peter	Carder Elizabeth
Atallah Ana	Boehner Russell	Cardozo Raymond
Baker Scott	Bolden A.	Casdagli Emma
Barber William	Bonessa Dennis	Cassidy Peter
Barnes James	Booker Daniel	Charot Benoît
Bartfeld Arnold	Borg Chris	Cheung Janet
Bastier Ellen	Boutcher David	Clark Peter
Beale Giles	Boven Douglas	Cobetto Jack
Begley Sara	Bovich John	Cody Daniel
Beilke Michele	Box Tamara	Cohen David
Bell Gordon	Bradley Patrick	Colen Frederick
Bernier Maria	Brown Andrew	Colman Abraham
Bernstein Leonard	Brown Charles	Conner Walter
Bettino Diane	Brown Jon	Connoley Mark
Bhattacharyya Gautam	Brown, Michael	Connors Eugene

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.



Application No.(s): \_\_\_\_\_  
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 4

**Special Permit/Variance Attachment to Par. 1(c)**

DATE: July 18, 2012  
(enter date affidavit is notarized)

117197

**PARTNERSHIP NAME & ADDRESS:** (enter complete name, number, street, city, state, zip code)

Reed Smith LLP  
3110 Fairview Park Drive, Suite 1400  
Falls Church, VA 22042

(check if applicable) ☒ The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)

Convery, J.	Gasparetti Lorenzo	Husar Linda
Cooper Steven	Geist Melissa	Iino John
Cotler Alan	Gentile Pasquale	Illouz Stephane
Cousté Marina	Greenblatt Lewis	Ince Thomas
Davies Colleen	Green-Kelly Diane	Innamorato Don
Davis James	Greer Amy	Jared Cynthia
Dermoddy Debra	Greeson Thomas	Jaskot Paul
DiFiore Gerard	Grellet Luc	Jeffcott Robin
Dilling Robert	Grignon Margaret	Jenkinson Andrew
Dillon Lee Ann	Grimes David	Jong Denise
DiNome John	Gross Dodi Walker	Jordan Gregory
Dittoe John	Guadagnino Frank	Kabnick Lisa
Doron Uri	Gunn Richard	Karides Constantine
Drew Jeffery	Gwynne Kurt	Kaufman Marc
Dubelier Eric	Hackett Mary	Kaung Alexander
Dumville Samuel	Halbreich David	Kirk Dusty
Duronio Carolyn	Hansson Leigh	Kirkpatrick Stephen
East Lindsay	Hardy Peter	Klein Murray
Ellis Peter	Hargreaves Philip	Kohn Steven
Ellison John	Hartley Simon	Kozlov Herbert
Epstein Bette	Hartman Ronald	Kramer Ann
Eskilson James	Hasselman Scot	Krasik Carl
Estrada Edward	Hawley Terence	Krebs-Markrich Julia
Evagora Kyri	Healy Christopher	Kugler Stefan
Fagelson Ian	Heffler Curt	Kwuon Janet
Fawcett David	Hemming Seth	Lacy Dennis
Flatley Lawrence	Hewetson Charles	Lai Ivy
Fogel Paul	Hill Robert	Lasher Lori
Fosh Michael John	Hill Thomas	Leech Frederick
Francis Ronald	Hirsch Austin	Leiderman Harvey
Frank Ronald	Hitt Leo	Li Lianjun
Freeman Lynne	Ho Delpha	Loepere Carol
Frenier Diane	Hofmeister Jr. Daniel	LoVallo Michael
Fritton Karl	Honigberg Carol	Lowenstein Michael
Gabbert Dale	Hooper John	
Gallo Frank	Houston Marsha	
	Hultquist James	

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a  
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Page 2 of 4

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Reed Smith LLP  
3110 Fairview Park Drive, Suite 1400  
Falls Church, VA 22042

(check if applicable) ☒ The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)

Lyons Stephen	Pepper Michael	Schatz Gordon
Magera George	Petersen Matthew	Schlecker David
Mahone Glenn	Peterson Kurt	Schlesinger Matthew
Maiden Todd	Philipps Richard	Schmarak Bradley
Mantell Nanette	Phillips Robert	Schwartz Wendy
Martin James	Phillips Robert	Scogin Hugh
Martini John	Pierre Yvan-Claude	Scott Michael
McAllister David	Pike Jonathan	Seaman Charles
McCarroll James	Poe Alexandra	Sedlack Joseph
McConnell Stephen	Pollack Michael	Shanus Stuart
McDavid George	Powell David	Sharma Asha
McGarrigle Thomas	Pryor Gregor	Shaw Nicholas
McNair James	Quenby Georgia	Shay-Byrne Olivia
McNichol William	Quinn Jonathan	Short Carolyn
Mehfoud Kathleen	Radley Lawrence	Shugrue John
Melodia Mark	Rahl James	Siev Jordan
Metro Joseph	Raju Ajay	Sigelko Duane
Miller Edward	Rawles Douglas	Simons Robert
Miller Steven	Raymond Peter	Singer Paul
Min Catharina	Reed W.	Skrein Michael
Moberg Marilyn	Reid Graham	Slater Phillip
Mok KC	Reinke Donald	Smersfelt Kenneth
Morrison David	Robinson Richard	Smith John
Munsch Martha	Roche Brian	Smith Robert
Napolitano Perry	Rosen Barry	Sollie Kyle
Naugle Louis	Rosenbaum Joseph	Sorensen Anker
Nelson Jack	Rosenberg Carolyn	Spafford Richard
Nicholas Robert	Roth Robert	Speed Nicholas
O'Brien Kathleen	Rowan Vincent	Springer Claudia
O'Donoghue Cynthia	Rubenstein Donald	Stanley David
O'Neil Mark	Ryan Catherine	Stephenson Leon
Paisley Belinda	Rydstrom Kirsten	Stewart George
Parker Roger	Rymer Philip	Suddath Thomas
Patterson Lorin	Sanders James	Süss Philipp
Pearman Scott	Sanders Michael	Sussman Allen
Peck Daniel	Sauvage Nicolas	Swinburn Richard
Pedretti Mark	Schaffer Eric	

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a  
"Special Permit/Variance Attachment to Par. 1(c)" form.

Application No.(s): \_\_\_\_\_  
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Page 3 of 4

**Special Permit/Variance Attachment to Par. 1(c)**

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**PARTNERSHIP NAME & ADDRESS:** (enter complete name, number, street, city, state, zip code)

Reed Smith LLP  
3110 Fairview Park Drive, Suite 1400  
Falls Church, VA 22042

(check if applicable) ☒ The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner)**

Tandler James  
Tashman Matthew  
Taylor Andrew  
Taylor Philip  
Teare Peter  
Terras Alexander  
Thallner Karl  
Thomas Alexander  
Thompson David  
Thompson Gary  
Tillman Eugene  
Tocci Gary  
Todd Thomas  
Tompkins Benjamin  
Unkovic John  
Vishneski John  
Vitsas John  
von Waldow Arnd  
Wasserman Mark  
Weiss David  
Weissman David  
Weissman Sonja  
Weller Charles  
Weyman Mark  
Wilkinson James  
Wilkinson John  
Wolff Sarah  
Wood Douglas  
Wray Richard  
Yam Perry  
Yan Betty  
Yan Jay  
Yoo Thomas  
Zaman Peter  
Zoeller Lee  
Zurzolo Tracy

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued further on a  
"Special Permit/Variance Attachment to Par. 1(c)" form.

Application No.(s): \_\_\_\_\_  
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Page 4 of 4

**Special Permit/Variance Attachment to Par. 1(c)**

DATE: July 18, 2012  
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117197

**PARTNERSHIP NAME & ADDRESS:** (enter complete name, number, street, city, state, zip code)

Bowman Consulting Group, Ltd.  
14020 Thunderbolt Place, Suite 300  
Chantilly, Virginia 20151

(check if applicable) ☐ The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)

Baker, Mark	Quante, Patrick D.
Birkland, Michael	Sampsell III, Walt
Blair, Jeffrey	Sampsell Jr., Walter
Bowman, Gary P.	Stires, Mark
Bruen, Michael	Tanner, J. Thomas
Crahan, Martin	Tausher, Matthew
Dayton, Clifton	Toti, Paul
Delgado, Scott	Troidl, Justin
Dillon, Don	Wagner, Douglas
Fleming, Jessica L.	Walls, Charles
Francis, Justin	Waugh, Roy
Francis, Spencer	Whitmer, Shawn
Frankenfield, David	Zdancewicz, Donald
Hickey, Robert A.	
Hollar, Patricia	
Kack, Jason	
Koshiol, Sherri	
Liam, Steven	
Lutostanski, John	
Macomber, Robert	
Mahlmann, Justin	
Massey, Clayton E.	
McCordic, Michael	
Mochi, Robert	
Peterson, Troy	
Pointer, Michael	
Powell, Charles	

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued further on a  
"Special Permit/Variance Attachment to Par. 1(c)" form.

Application No.(s): \_\_\_\_\_  
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Page Four

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: July 18, 2012  
(enter date affidavit is notarized)

117197

1(d). One of the following boxes **must** be checked:

☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

☒ Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on the line below.)

None

(check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.



Application No.(s): \_\_\_\_\_  
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Page Five

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

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117197

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS:** (**NOTE:** If answer is none, enter "NONE" on line below.)

None

**(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)**

(check if applicable) ☐ There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

**WITNESS the following signature:**

(check one)

☐ Applicant

☒ Applicant's Authorized Agent

Meredith P. Hartley, Esq., Agent

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 18 day of July, 2012, in the State/Comm. of Virginia, County/City of Fairfax.

Marcia Laurine Cote

Notary Public

My commission expires: 10/31/2016



**NORTHERN VIRGINIA THERAPEUTIC RIDING PROGRAM, INC.  
TAX MAP 66-3 ((1)) PARCEL 36 AND  
TAX MAP 66-4 ((1)) PARCEL 15  
November 7, 2012**

**AMENDED STATEMENT OF JUSTIFICATION  
SPECIAL PERMIT AMENDMENT**

**Introduction:**

On April 29, 2008, the Fairfax County Board of Zoning Appeals ("BZA") approved the application for special permit amendment SPA 00-S-044 ("Prior Application") filed by the Northern Virginia Therapeutic Riding Program ("NVTRP") as the lessee, and Junior Equitation School, Inc. ("JES") as the sublessee of property located at Tax Map 66-3 ((1)) parcel 36 ("Parcel 36") and Tax Map 66-4 ((1)) parcel 15 ("Parcel 15" and collectively with Parcel 36, the "Subject Property") and owned at that time by Full Cry Farm, LLC. ("FCF"). The BZA authorized the use of the Subject Property as a riding and boarding stable for an unlimited term and the deletion of JES as a permittee in the event that NVTRP purchased the Subject Property. The BZA limited its approval of the Special Permit with twenty (20) Development Conditions. The enrollment in the school was limited to one hundred eleven (111) students per week (fourteen (14) students per day Monday through Friday; twenty-one (21) students per day on Saturday and twenty (20) students per day on Sunday); parking on the Subject Property was limited to twenty-six (26) parking spaces; the number of horses on the site was limited to twenty (20); and the applicants were permitted to host two (2) horse shows or special events per year.

NVTRP is now the owner of the Subject Property having completed the purchase of the Subject Property on January 5, 2012, and now plans to implement a five-year plan which will continue the growth necessary to the sustainability of the program.

**A. Type of Operation(s):**

The Northern Virginia Therapeutic Riding Program, Inc. is a non-profit 501(c)(3) organization that provides equine-assisted activities for children and adults with disabilities, youth-at-risk, wounded Military Service Personnel ("MSP") and their families in an inclusive, community setting. Lesson plans include riding skills, exercise, trail or field rides and games, as well as care and grooming of the horses. Through riding, students improve balance, coordination, muscular strength, social skills and self-confidence. Since the approval of the Prior Application, NVTRP has added two key components to its riding programs: (i) Community Outreach Services, which includes our efforts to serve MSPs and their families and (ii) Hippotherapy.

In NVTRP's Community Outreach Services program, NVTRP partners with other nonprofits that serve common constituent groups to provide specially tailored riding

programs to clients in the partnering nonprofit. This program provides several "wins" to the community. First and foremost, NVTRP is able to offer the benefits of its riding programs to more children and adults within our targeted populations. Second, the partnering nonprofit is able to provide their clients with a richer array of support services. To date, NVTRP's collaborations have extended to ServiceSource, Inc., INOVA Kellar School and Alternative House. Last, NVTRP's donors benefit as well for with each dollar contributed, the donor is supporting two nonprofits in the human services area. Within the umbrella of this program, NVTRP has served Military Service Personnel (MSPs) recovering from PTSD and traumatic brain injury. Since 2008, NVTRP has served ninety-eight (98) MSPs and in 2010, with support from the USO, NVTRP also held a special family day for MSPs, their spouses and children. Community Outreach Services accounted for 7.35% of the lessons provided in 2011.

Another growing segment of NVTRP's riding programs is Hippotherapy, which is a method that uses the multi-dimensional movement of the horse as a tool. Specially trained physical, occupational and speech therapists use the horse for children and adults who have movement dysfunction. Hippotherapy accounted for 13.8% of the lessons offered in 2011.

Continued steady and well-managed growth is a necessity for NVTRP to be sustainable in the future. Increasing costs of lessons, which are subsidized through generous community support, and the added costs of maintaining a permanent home (real estate taxes, pasture management, general facility maintenance) require that NVTRP have a stronger and more diversified revenue base. For this reason in addition to riding programs previously highlighted, NVTRP also offers Community Lessons through Fairfax County ParkTakes. These lessons help to support NVTRP's human services mission. These lessons are very popular accounting for 10.3% of our lessons in 2011.

Our future plans also call for opening the proposed indoor riding facility to members of the equestrian community for use during NVTRP's "quiet hours." NVTRP believes that this will be a service to the equestrian enthusiasts who find attractive and well-maintained facilities to be a real premium now in Fairfax County. NVTRP expects that this additional use will bring between six (6) to ten (10) additional persons to the farm during the week.

All of NVTRP's riding programs are currently offered within the limits of the ridership permitted on the Subject Property. However, because of NVTRP has plans for steady expansion of its riding programs and services over the next five years, NVTRP is requesting an increase in ridership to one hundred fifty (150) per week.

NVTRP is a Premier Center accredited by the Professional Association of Therapeutic Horsemanship International ("PATH") and a member center of the Therapeutic Riding Association of Virginia. All of its instructors are certified through PATH. The Executive Director of NVTRP, Breeana Bornhorst, is a PATH-certified Master Instructor, one of only two such Master Instructors within the Commonwealth of Virginia.

In 2008, after a fire in July of 2007 destroyed its prior facility, NVTRP executed a Lease and Purchase Option with FCF for the Subject Property. In 2009, NVTRP exercised its

option to purchase Parcel 15, and in January of 2012, NVTRP exercised its option to purchase Parcel 36. As a result, NVTRP is now the owner of the Subject Property pursuant to deeds recorded in the land records of Fairfax County in Deed Book 20273 at Page 1775 and Deed Book 22061 at Page 1833.

In anticipation of the expansion of its activities, now that the purchase of the Subject Property is complete, NVTRP ("Applicant") has filed this application for an amendment of the Special Permit ("Application") to amend the Development Conditions, including Condition Number 5 to revise the restriction on the number of students who may receive lessons during each week.

Upon approval of the Application, a new Non-RUP will be obtained in the name of NVTRP only.

**B. Hours of Operation:**

NVTRP offers two (2) riding sessions throughout the year (Spring and Fall) that are fifteen (15) weeks long. Camp dominates the summer schedule. In 2012, NVTRP will offer seven weeks of camp, which usually is scheduled for the hours of 9:00 am through 1:00 pm. Each week of camp has a different theme from traditional therapeutic horsemanship to camps with not only therapeutic horsemanship, but also therapeutic speech and art activities. In addition, there are three (3) weeks of camp devoted to riders registered with Fairfax County through ParkTakes. For the summer of 2012, NVTRP has two weeks of full registration, which means seventy-five (75) riders per week. Otherwise, the capacity for each camp is fifteen (15) participants. Generally, a camp will require fifty (50) to one hundred twenty-five (125) volunteers per week, depending upon the number of participants and the independence of the riders.

During January and February, NVTRP offers a winter leasing program that gives its more independent riders, family members and volunteers an opportunity to have one lesson per week and a practice ride, each one (1) hour long. Riding programs and services are conducted seven (7) days a week during each of the three sessions. Monday through Friday, programs are conducted between the hours of 8:00 am and 7:30 pm. Currently, riding programs are concentrated between 4:30 pm and 7:30 pm. However, as the program grows over time the objective is to spread activities throughout the day. On Saturday and Sunday, programs are conducted primarily between 8:30 am and 6:30 pm. With the addition of the indoor facility, NVTRP would like the flexibility to operate until 9:00 pm on weekdays and 8:00 pm on weekends.

**C. Estimated Number of Students/Patrons:**

NVTRP currently has approximately one hundred and eleven (111) riders per week and plans to expand that number to one hundred fifty (150) over the next five years. In addition, some of the riders or others may extend their session at NVTRP during the week to (i) work with the physical, occupational or speech therapists or (ii) participate in other social activities, including music and art activities. During the three riding sessions, there

NVTRP's current projection is to support approximately twenty-one (21) students/patrons per day on Monday through Friday, thirty (30) students/patrons per day on Saturday and fifteen (15) on Sunday. However, as the program grows NVTRP will need flexibility to revise the daily numbers within the overall limit based on fluctuating demand.

**D. Proposed Number of Employees/Instructors/Volunteers:**

1. Program Staff. NVTRP currently has four (4) full-time salaried employees, six (6) part-time hourly employees and four (4) independent contractors.
  - a. *Executive Director.* Provides day-to-day operational guidance and leadership for the program.
  - b. *Program Director.* Manages the operational staff including the instructors and is responsible for developing, executing and managing all NVTRP programs and services.
  - c. *Operations Manager.* Oversees and manages the riding facility, including the barn, riding rings, horses and pastures and manages the training of program horses. Oversees and manages all activities associated with the program volunteers.
  - d. *Director of Volunteer Services.* Oversees and manages our volunteer program, including lesson volunteers and facility workdays.
2. Volunteer Corps and Supported Employment. Volunteers are vital to NVTRP's ability to deliver its programs. Depending upon the independence level of the individual rider, each rider may require up to three (3) assistants: a horse leader and two (2) side walkers. In addition, horse care and barn management require daily attention. As a result, NVTRP relies upon a roster of three hundred (300) volunteers to operate the program on a daily basis, one hundred seventy (170) of which are active during any particular season.

The core of the volunteer base is high school students. Participation in the NVTRP program qualifies toward the community service requirement for graduation. Each volunteer receives PATH-mandated training, as well as specialized training developed by NVTRP program staff for many of the roles such as side walkers, horse leaders and day coordinators. NVTRP has also partnered with ServiceSource, Inc. to not only provide riding instruction and Hippotherapy services to its clients living with disabilities, but NVTRP has also worked with ServiceSource to develop employment opportunities for adults living with disabilities. NVTRP currently has four (4) individuals working three (3) hours on the farm, together with one or two support assistants, four days per week. NVTRP plans to expand this program to a team of five (5) or six (6) five days per week.



3. Instructors. NVTRP has ten (10) certified instructors. All of NVTRP's full-time staff also serve as instructors in the program, and in addition we have six (6) part-time and volunteer instructors.

**E. Estimate of Traffic Impact of the Proposed Use, including the maximum expected trip generation and the distribution of such trips by mode and time of day:**

1. The proposed use of the Subject Property for riding programs will generate the primary traffic impact. Riding programs are and will be held seven (7) days a week at various time increments so the traffic will be staggered. At the present time, there are typically four (4) riders per lesson, one (1) instructor and potentially twelve (12) volunteers (three (3) volunteers per student). Each lesson is forty-five (45) minutes to an hour and is followed by a fifteen (15) minute break for riders to arrive and depart. The trips will be made by passenger vehicle. On the weekends, lessons are held in two three-lesson sessions, one each in the morning and afternoon with a three (3) hour break between sessions. In addition, during the week, the nine (9) volunteers and the instructor arrive thirty (30) minutes before lessons begin and remain until after approximately three (3) lessons are completed. On the weekends, the volunteers begin arriving at 8:00 am to feed and tack up the horses and stay to assist with the morning lessons. Another group of volunteers arrives at 3:00 to assist with the afternoon lessons.
2. As NVTRP expands its operations, it expects to have no more than eight (8) staff members on-site during any one time on weekdays and weekends. The Operations Manager now lives in the residence, and the Barn Manager will also live onsite beginning in the Fall of 2012.
3. NVTRP's growth plan calls for a steady growth in rider programs between 2012 and 2018 to reach the 150-rider capacity. At the projected peak in 2018, giving consideration to all the constituent groups that will frequent the Subject Property (staff, program participants, family members, volunteers, and workers, as examples), NVTRP projects that an average of eighty-five (85) trips per day spread over the hours of 8:00 am to 9:00 pm on weekdays and 8:00 am to 8:00 pm on weekends.

**F. Vicinity or general area to be served by the use:**

Volunteers and students are drawn from the Greater Washington Area including Northern Virginia (Fairfax, Arlington and Prince William Counties and the Cities of Alexandria and Falls Church). Volunteers also reside in Loudoun County, Virginia and Montgomery County, Maryland.

**G. Description of building façade and architecture of proposed new building or additions:**

The existing house is brick and frame. All but two of the existing wood sheds as well as the single metal shed added to the Subject Property after the destruction of the barn will be removed and replaced with wood sheds which will be located in the paddocks and the fenced pasture. The new office center, indoor riding ring, and stables proposed with this Application will incorporate traditional design styles, materials and details found in equestrian centers in and around the northern Virginia area. The materials will be drawn from a palette of materials such as wood, stone and masonry, and sustainable materials will be used where practical. These buildings will be designed so as to be compatible with both the existing house and the surrounding area. In addition, the proposed location for these new buildings has been chosen to take advantage of natural terrain features to screen neighboring properties from noise and dust.

**H. A listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280; to be generated, utilized, stored, treated and/or disposed of on-site and the size and contents of any existing or proposed storage tanks or containers.**

There are two underground fuel tanks: a 1,000-gallon underground fuel tank located adjacent to the residence for the storage of home heating fuel, and a 500-gallon underground propane fuel tank located adjacent to the swimming pool. There are two (2) above-ground fuel tanks: a storage tank for diesel fuel adjacent to the large wood shed, and a storage tank for gasoline in the yard adjacent to the fence. One above ground storage tank will be removed from the Subject Property; the other above-ground storage tank will be replaced and relocated adjacent to the proposed storage shed.

**A statement of how the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or, if any waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions, such shall be specifically noted with the justification for any such modification.**

Except as hereinafter set forth, the proposed use conforms to the provisions of all applicable ordinances, including the additional standards for riding and boarding stables in Sect. 8-609, regulations, adopted standards and any applicable conditions.

The Applicant is requesting the following changes to the Development Conditions upon which the BZA approved the Special Permit:

1. Condition Number 5. Allow for up to one hundred fifty (150) students per week on the Subject Property, as well as staff, family members, volunteers and others that

will visit the Subject Property to participate in programs related to NVTRP's mission.

2. Condition Number 7. Increase the number of parking spaces to sixty-five (65).
3. Condition Number 8. Increase the number of horses from twenty (20) to twenty-five (25);
4. Condition Number 9. Permit lighting of the relocated outdoor riding ring until 7:30 pm on weekdays and until 7:00 pm on weekends;
5. Condition Number 11. The Applicant will no longer be holding horse shows or other special events; and
6. Condition Number 13. Restrooms in the proposed buildings will be compatible with the Americans with Disabilities Act ("ADA").

The Applicant requests waivers, or a continuation of previously approved waivers, of the following requirements as shown on the plat submitted with the application, dated July 16, 2012, and revised through October 11, 2012, entitled "Full Cry Farm Special Permit Amendment Plat" prepared by Bowman Consulting Group, Ltd. of Chantilly, Virginia.:

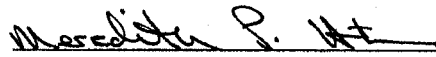
1. Setbacks for the covered riding ring, "turn-out" sheds, and parking lot.
2. Transitional Screening.
3. Trails (continuation of Trail Waiver #02482, requested pursuant to Par. 6 of Sect. 13-301 of the Zoning Ordinance).
4. Tree Canopy.

See Exhibit A for a complete discussion of each requested waiver.

#### **I. Additional Clarifying Information.**

1. No horse shows or special events will be held on the Property. Berm seating is proposed adjacent to the proposed outdoor ring solely for the convenience of those, such as family members and caregivers, who may wish to observe a lesson.
2. All appliances installed in the proposed buildings and all appliances replaced in the residence will carry the Energy Star label. In addition, and as noted above, the proposed buildings will make use of sustainable materials where practical.

3. The roundabout has been proposed for ease of travel for horse trailers and other larger vehicles with a larger turning radius which may be brought to the Property from time to time.



Meredith P. Hartley, Agent

Date: November 7, 2012



**NVTRP**  
**SPA-00-S-044-02**  
**REQUESTED WAIVERS & MODIFICATIONS**

Requirement	Requested Waiver or Modification	Applicant's Justification
<b>Zoning Ordinance Article 8 – Special Permits</b>  1. Paragraph 2 of Section 8-609	a) Modification of the requirement for a 100 foot setback of structure from the lot line.  b) Modification of the requirement for a 50 foot setback for associated parking lot	<p>a) The structures affected by this requirement include the proposed covered training ring and the moveable 'turn-out' sheds located within the dry paddocks. The site has been carefully designed in order to concentrate the majority of structures and activities internal to the site while reducing the impact on adjacent properties. With regard to the training ring structure, it will be a covered, open sided training ring with an approximate height of twenty feet. The ring will be significantly buffered from adjacent properties by several means including: a dense vegetative buffer provided on site with the required transitional screening yard, existing mature vegetation on adjacent properties in excess of 300 foot width, topographic relief of approximately ten vertical feet from the nearest dwelling unit on the property to the east, and will be located approximately 445 feet from the nearest dwelling structure on adjacent property, all as outlined within the stated conditions of section 8-609-2.B.</p> <p>With regard to the moveable turn-out sheds, these structures are approximately 12x12x12 feet in dimension and are not affixed to the ground surface. They are routinely moved within the paddock and pastures to provide shelter for the horses based on season and weather conditions. The proposed sheds in question will be screened and buffered from adjacent properties in the same general manner and conditions as described above for the training ring.</p> <p>b) The parking lot that is subject to this setback requirement is located in proximity to the northern property line. Prior to the request from VDOT for the applicant to grant frontage for future reservation of right of way the setback requirement of 50 feet had been met. With the applicant's provision of this reservation area, and measuring the setback from this reservation area, has created a new setback dimension of approximately 40 feet. The parking will be significantly buffered from adjacent properties by several means including: a dense vegetative buffer provided on site with the required transitional screening yard, existing mature vegetation on adjacent properties in excess of 300 foot width, topographic relief of approximately fifteen vertical feet from the nearest dwelling unit on the property to the north, will be located approximately 370 feet from the nearest dwelling structure on adjacent property, and is separated from adjacent properties by the forty foot right of way and physical roadway of Popes Head Road, all as outlined within the stated conditions of section 8-609-2.B.</p>

Requirement	Requested Waiver or Modification	Applicant's Justification
		Approval of this modification will allow for the NVTRP to provide the necessary facilities and functions of its core services to the community and cliental who utilize this exceptional facility.
<b>Zoning Ordinance Article 13 – Landscaping</b>		
2. Paragraphs 1 and 6 of Section 13-302	<p data-bbox="423 1226 565 1703">Waiver of a portion of the transitional yard along the west, north and south property lines (adjacent to those internal portions of the site that do not include proposed building or development)</p> <p data-bbox="594 1226 651 1703">Modification of the buffer width along the east property line</p> <p data-bbox="680 1226 760 1703">Modification of the barrier requirements in order to utilize the existing barrier fence that surrounds the site perimeter.</p>	<p data-bbox="423 153 532 1129">Section 13-302.6 allows the BZA, in conjunction with a special permit application, to modify or waive transitional screening and barriers where deemed appropriate thru the provisions of paragraphs 2, 3, 6 and 12 of Section 13-305 where such waiver or modification will not have any deleterious effect on the existing or planned development of adjacent properties.</p> <p data-bbox="561 153 760 1129">With regard to modification provisions allowed by section 13-305.2- The strict requirements of providing the transitional yard and landscaping will pose considerable impact to the operations and functions of the equestrian facility by significantly reducing the useable land area needed for grazing and turn-out of the horses. The 'land area' between the building and the property line has been specifically designed in order to internalize the built structures and provide significant buffer distance to property lines including 500 feet to the west, 300 feet to the south, 140 feet to the west and 100 feet to the north. In addition, those areas of the centralized development.</p> <p data-bbox="789 153 1052 1129">With regard to modification provisions allowed by section 13-305.3- As described above, the 'land area' between the building and the property line has been specifically designed in order to internalize the built structures and provide significant buffer distance to property lines including 500 feet to the west, 300 feet to the south, 140 feet to the west and 100 feet to the north. In addition the transitional yard and landscaping technique has been provided for that particular area of development that is able to be seen from adjacent properties to the north, east, and south. The portion of transitional yard required for the western property frontage is proposed to be located directly adjacent to the proposed development activity and is to be combined with the provisions of LID/SWM facilities as demonstrated on the SP.</p> <p data-bbox="1081 153 1138 1129">With regard to modification provisions allowed by section 13-305.6 – The adjacent properties are of similar zoning category that would allow for similar uses as that of the subject property.</p> <p data-bbox="1167 153 1331 1129">With regard to modification provisions allowed by section 13-305.12- As described above, the 'land area' between the building and the property line has been specifically designed in order to internalize the built structures and provide significant buffer and distance to property lines. With the position of the proposed buildings the potential visual impact will considerably reduced by the topographic conditions in that the proposed structures will be approximately fifteen to twenty feet lower than the first floor elevations of the adjacent structures.</p>

<b>Zoning Ordinance Article 17 Site Plans</b>				
3. Paragraph 2 of Section 17-201	Waiver of trail along the frontage of Popes Head Road as shown on Countywide Trails Plan			Applicant is requesting a continuation of the previously granted waiver of the required trail along the northern property frontage recognizing the absence of trail networks immediately adjacent nor within the vicinity of the property.
<b>Public Facilities Manual</b>				
4. Section 12-0510	Modification of Section 12-0510 for the tree canopy coverage requirements to that shown on the SP.	A-F		As allowed within section 12-0513.1 the Director may allow for a reduction in the required tree canopy coverage where development is proposed on property previously used for agriculture or other permitted uses that suppressed the development of trees and lacks significant levels of tree canopy. The application property has been operating as a horse farm and equestrian training facility for over fifty years and as a result of the necessary grazing pastures, riding facilities etc the canopy coverage has been minimal. The applicant is providing significant new vegetation by means of the transitional buffer yards which will provide, in addition to the existing canopy preserved on site, an approximate cover area of 70,000 square feet of canopy cover.

~ ~ ~ April 29, 2008, Scheduled case of:

9:00 A.M. JUNIOR EQUITATION SCHOOL, INC. ("JES") AND NORTHERN VIRGINIA THERAPEUTIC RIDING PROGRAM, INC. ("NVTRP"), SPA 00-S-044 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 00-S-044 previously approved for riding and boarding stable to permit change in development conditions and change in permittee. Located at 6429 Clifton Rd. on approx. 17.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-3 ((1)) 36 and 66-4 ((1)) 15. (Admin. moved from 5/20/08 at appl. req.) (Admin. moved from 5/13/08)

Chairman Ribble called the applicants to the podium.

At the direction of the Chairman, the participants in the hearing swore or affirmed that their testimony would be the truth.

Linda Broyhill, the applicant's agent, Reed Smith LLP, 3110 Fairview Park Drive, Suite 1400, Falls Church, Virginia, reaffirmed the affidavit.

Debbie Hedrick, Staff Coordinator, made staff's presentation as contained in the staff report. The applicant requested approval to amend a previously approved riding and boarding stable to allow the addition of a riding school and a change in permittee, namely to add the Northern Virginia Therapeutic Riding Program. Ms. Hedrick stated that staff recommended approval of SP 00-S-044 subject to the revised development conditions, which included language in Condition 19 to address entrance requirements to the site.

Ms. Broyhill presented the special permit request as outlined in the statement of justification submitted with the application. She introduced Breana Bornhorst, Executive Director of the Therapeutic Riding Program, and Matt Tauscher, certified landscape architect. Ms. Broyhill thanked the staff, specifically Debbie Hedrick, Susan Langdon, Kevin Guinaw, and Regina Coyle, for their assistance in facilitating the review process. She referenced the many letters of support from the adjacent neighbors, noting the critical importance that the NVTRP program plays in the lives of the riders and the service it provides to the community.

In response to a question from Mr. Hammack, Ms. Broyhill stated her agreement with the revised development conditions.

Mr. Hart made a disclosure, but indicated he did not believe his ability to participate in the case would be affected.

Chairman Ribble called for speakers.

Rhonda VanLowe, 2455 Arctic Fox Way, Reston, Virginia, appeared as Chairperson of the Northern Virginia Therapeutic Riding School. She spoke in favor of the application, calling the program a slice of goodness in Fairfax County which should be nurtured and preserved.

Art Bair, 9577 Pine Meadows Lane, Burke, Virginia, stated his support of the application, noting that his grandson was enrolled in the program.

Chairman Ribble closed the public hearing.

Mr. Beard moved to approve SPA 00-S-44 for the reasons stated in the Resolution.

//

## COUNTY OF FAIRFAX, VIRGINIA

### SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

JUNIOR EQUITATION SCHOOL, INC. ("JES") AND NORTHERN VIRGINIA THERAPEUTIC RIDING PROGRAM, INC. ("NVTRP"), SPA 00-S-044 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 00-S-044 previously approved for riding and boarding stable to permit change in development conditions and change in permittee. Located at 6429 Clifton Rd. on approx. 17.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-3 ((1)) 36 and 66-4 ((1)) 15. (Admin. moved from 5/20/08 at appl. req.)

(Admin. moved from 5/13/08). Mr. Beard moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on April 29, 2008; and

WHEREAS, the Board has made the following findings of fact:

1. The applicants are the lessee and sublessee of the land.
2. The present zoning is R-C and WS.
3. The area of the lot is 17 acres.
4. There has been strong support by those attending the hearing and by the many letters received.
5. Staff recommends approval.
6. Various structures are to be relocated to adhere to the 100-foot setback.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. This approval is granted to the applicants, Junior Equitation School, Inc. (JES) and/or the Northern Virginia Therapeutic Riding Program (NVTRP), and is for the location indicated on the application, 6429 Clifton Road (17 acres), and is not transferable to other land.
2. This special permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special permit plat prepared by Bowman Consulting Group, Ltd., dated January 22, 2008, as revised through April 7, 2008, and approved with this application, as qualified by these development conditions.
3. A copy of this special permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This special permit is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special permit shall be in substantial conformance with these development conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.
5. Upon issuance of a new Non-RUP, there shall be a maximum number of 111 students per week with a maximum of fourteen (14) students per day Monday through Friday; twenty-one (21) students per day on Saturday and twenty (20) students per day on Sunday.
6. The maximum hours of operation for the riding school shall be limited to Monday through Friday from 8:00 a.m. to 7:30 p.m., and Saturday and Sunday from 8:00 a.m. to 6:15 p.m. from September through May, and 8:00 a.m. to 8:15 p.m., June through August.
7. The maximum number of parking spaces on site shall be twenty-six (26). All parking shall be on site as shown on the special permit plat. A field may be used for overflow parking for horse shows and/or special events. Signage and staff/volunteers shall be provided to direct drivers for use of the field parking.
8. The maximum number of horses on site at any one time shall be twenty (20).



9. Summer camp activities may be permitted from June through August, between 9:00 a.m. and 1:00 p.m., Monday through Friday.
10. Vaulting workshops, with a maximum of three (3) hour sessions and four (4) to eight (8) participants, shall be permitted during hours in which regular riding instruction is not given, which is within the maximum proposed hours of operation.
11. Horse shows and/or special events shall be limited to no more than two (2) per year. All horses in the events/shows shall be limited to those horses boarded on site.
12. The use of loud speakers or amplified music on site shall only be permitted during the two (2) horse shows and/or special events planned each year in accordance with the provisions of Chapter 108 of the Code of Fairfax County (the "Noise Ordinance"), which currently sets a maximum sound pressure level of 55 dBA. If the limits in the Noise Ordinance are lowered, the sound level shall conform to the new requirements; however, in no instance shall the sound pressure level exceed 55 dBA.
13. Portable restrooms may be provided on site during the two (2) horse shows and/or special events as well as on a temporary basis while the restrooms in the residence are converted to be compatible with the Americans with Disabilities Act (ADA). The use of the portable restrooms shall be approved by the Health Department.
14. The existing house on the site shall be used as a residence for the owner or caretaker of the subject property and/or as office space for the staff of NVTRP.
15. The dwelling on the property shall maintain the appearance of a residence.
16. A conservation plan outlining Best Management Practices (BMPs) for the operation shall be developed and implemented, prior to approval of a new Non-Residential Use Permit, in coordination with the Northern Virginia Soil and Water Conservation District. The conservation plan shall include management techniques for the operation, including pasture management, animal waste management, composting and nutrient management. No animal waste shall be permitted to decay in place or to be washed into the natural drainage from the site.
17. The existing light poles shall be in conformance with the glare standards specified in Article 14 of the Zoning Ordinance. If it is determined that these standards have been violated, the lights shall be removed or altered through the use of shields (to be made fully shielded) or other methods to prevent glare from projecting onto adjacent properties or the roads. All ring lights shall be turned off within ½ hour following the end of riding lessons.
18. The Transitional Screening requirements shall be waived along all lot lines. The existing fencing shall be deemed to satisfy the barrier requirements.
19. The site entrance shall meet entrance requirements as approved by the Virginia Department of Transportation (VDOT), as depicted on Attachment 1.
20. As depicted on the special permit plat, the applicants propose to locate a future bath house on the property for a date to be determined, Phase II of development, without approval of an amendment to this special permit.

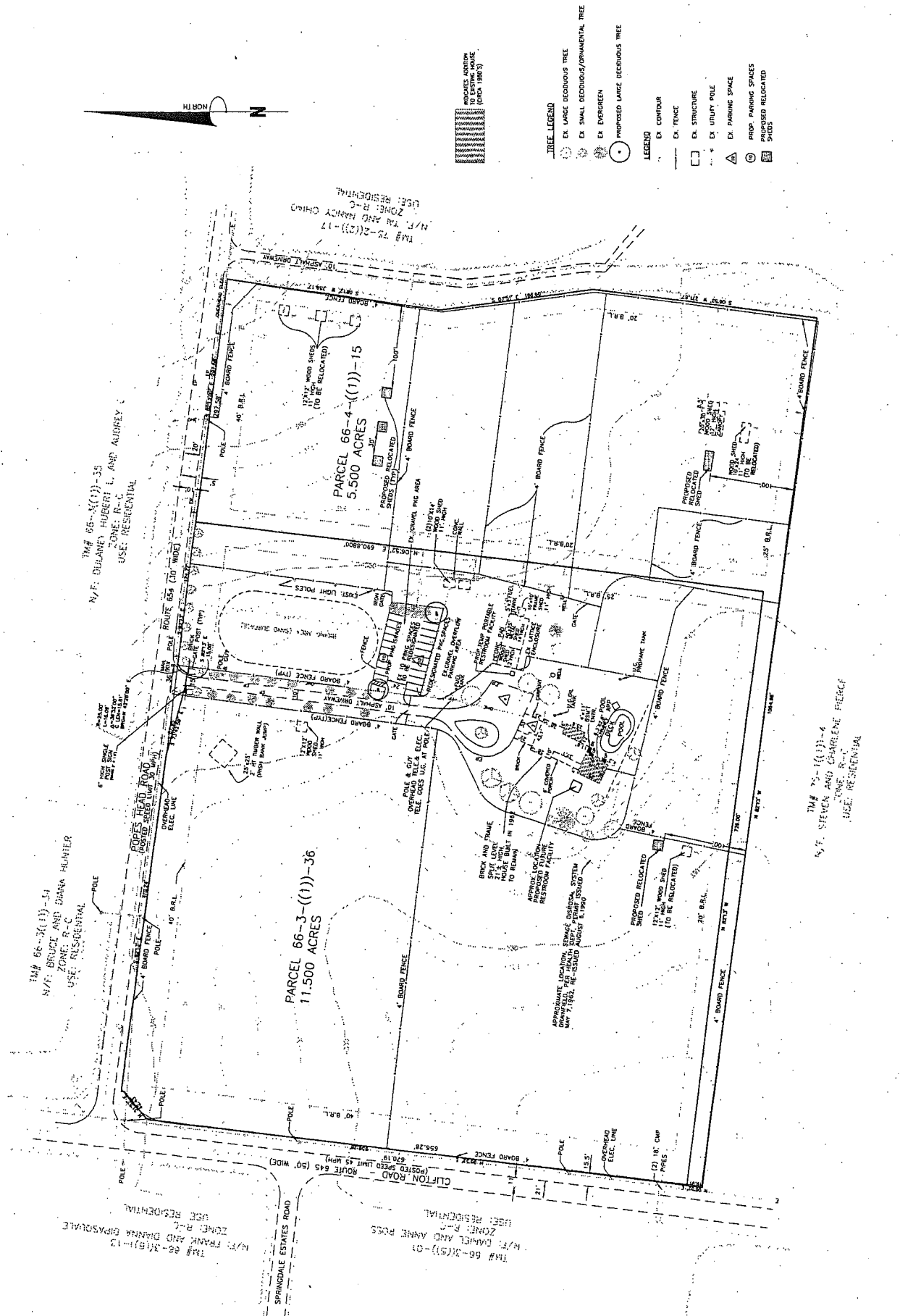
This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Non-Residential Use Permit through established procedures, and this special permit shall not be valid until this has been accomplished.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire without notice, thirty (30) months after the date of approval unless the use has been established. Commencement of Phase I shall establish the use as approved pursuant to this special permit as outlined above. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required.

Mr. Hammack seconded the motion, which carried by a vote of 4-0. Mr. Byers, Ms. Gibb, and Mr. Smith were absent from the meeting.

SPECIAL PERMIT AMENDMENT PLAT

Sp  
COMING DOCUMENT NUMBER

[illegible]



## County of Fairfax, Virginia

## MEMORANDUM

DATE: November 7, 2012

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division, DPZ

**FROM:** Pamela G. Nee, Chief *PNN*  
Environment and Development Review Branch, DPZ

**SUBJECT:** Environmental Assessment: SPA 2000-S-044-2  
Northern Virginia Therapeutic Riding Program

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that list and explain land use recommendations and environmental policies for this property. Plan citations are followed by a discussion of concerns including a description of potential impacts that may result from the proposed development as depicted on the revised special permit amendment plat, dated October 11, 2012. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

**COMPREHENSIVE PLAN CITATIONS**

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental and land use recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

The Fairfax County Comprehensive Plan, 2011 Edition Area III, Pohick Planning District, as amended through June 19, 2012, P3-Johnny Moore Community Planning Sector, on pages 46-48, the Plan states:

**“Land Use:**

- “1. The entire P3 Planning Sector is located within the watershed of the Occoquan Reservoir. Protection of the Occoquan Reservoir water quality is the primary objective for this area. Land in this sector should be planned for residential use within a density range of .1-.2 dwelling unit per acre. This conforms with findings in the Occoquan Basin Study and is commensurate with predominant densities and the well-established character of existing development in this sector. . . .

2. Non-residential uses requiring special exception or special permit approval should be rigorously reviewed. In general, these uses should be located at the boundary of Low Density Residential Areas and Suburban Neighborhoods or where their impact on existing residences is minimal. These uses should be granted only if the following conditions are met:
  - Access for the use is oriented to an arterial;
  - The use is of a size and scale that will not adversely impact the character of the area in which it is located; and
  - The use is designed to mitigate impacts on the water quality of the Occoquan Reservoir. . . .
3. Agricultural and forestal uses are alternatives to residential uses in Low Density Residential Areas. Such uses, depending upon the techniques used, can have positive impacts on water quality. Careful attention should be paid to insure that agricultural and forestal techniques are supportive of water quality goals for the Occoquan Reservoir watershed. . . .”

**Environment:**

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, on pages 7 and 8 states:

- “Objective 2:                    Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.**
- Policy a.                    Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements....
- Policy k.                    For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County’s streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:
- Minimize the amount of impervious surface created.
  - Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation. . . .
  - Encourage cluster development when designed to maximize protection of ecologically valuable land. . . .



- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes. . . .”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 10 states:

**“Objective 3:           Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.**

Policy a.           Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance....”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 18 states:

**“Objective 10:       Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.**

Policy a:           Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices. . . .”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 19 states:

**“Objective 13:       Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.**

Policy a.           Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development.

- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).
- Optimization of energy performance of structures/energy-efficient design.
- Use of renewable energy resources.
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.
- Reuse of existing building materials for redevelopment projects.
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.
- Use of recycled and rapidly renewable building materials.
- Use of building materials and products that originate from nearby sources.
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs....

## ENVIRONMENTAL ANALYSIS

The Northern Virginia Therapeutic Riding Program is located on a 17 acre property situated on the southeast corner of Popes Head Road and Clifton Road. The applicant proposes to expand their current operation and to add the following additional facilities:

- an 18,000 square foot indoor riding ring;
- a new office building;
- two outdoor riding rings;
- one circular covered riding ring;
- 6 dry paddocks;
- 50 parking spaces will be provided

**Water Quality Protection:** The subject property is located within the County's Johnny Moore Creek watershed as well as within the Water Supply Protection Overlay District. No Resource Protection Area (RPA) or Environmental Quality Corridor (EQC) exists on the subject property. This application proposes three infiltration facilities to meet water quality and water quantity control requirements for this application. The narrative also indicates that the outlet control devices for these facilities will be designed to ensure that gradual release rates for the 2 and 10 year storm events. A rainwater cistern is also proposed to be installed onsite. The outfall analysis provided on Sheet 6 of the special permit amendment plat indicates that runoff drains from two different locations on the property. Stormwater management/best management practice measures and outfall adequacy are subject to review and approval by the Department of Public Works and Environmental Services.

**Animal Waste:** The property falls within the County's Chesapeake Bay Preservation Area, therefore, the applicant should provide a current Water Quality Management Plan prepared in conjunction with the Northern Virginia Soil and Water Conservation District to ensure compliance with the County's Chesapeake Bay Preservation Ordinance (CBPO). During the previous amendment for this equestrian operation, the water quality plan included removal and appropriate disposal of the horse excrement from the property. The applicant should provide a similar commitment for this amendment.

**Septic System Drainfield:** Because this amendment represents a significant expansion of the equestrian facility, the septic system drainfield will also be greatly enlarged, as shown on sheet 4 of the special permit amendment plat. The applicant should provide the current permit documentation from the Fairfax County Health Department for this proposed drainfield system.

**Green Building:** The Policy Plan incorporates guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. In support of the green building policy, the applicant is encouraged to construct the proposed indoor riding ring and the proposed administrative building to meet "Leadership in Energy and Environmental Design" (LEED) certification or to provide a commitment to the use of Energy Star appliances.

#### **COUNTYWIDE TRAILS PLAN MAP:**

The Countywide Trails Plan depicts a natural surface trail along the south side of Popes Head Road adjacent to the subject property. The applicant is requesting a waiver for this trail.

PGN: MAW



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** November 21, 2012

**TO:** Rebecca Horner, Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Hugh Whitehead, Urban Forester II  
Forest Conservation Branch, DPWES

*HUN*

**SUBJECT:** Full Cry Farm-12935 Popes Head Road, SPA 00-S-044-2

**RE:** Request received November 8, 2012, to review revised SPA Plat and draft proffers

I have reviewed the above referenced Special Exception Amendment, stamped as received by the Zoning Evaluation Division (ZED) on November 8, 2012, and draft proffers dated November 28, 2012. All Forest Conservation Branch comments made during review of previous submissions for this case have been adequately addressed.

Forest Conservation Branch staff has no further comments regarding this case at this time.

If there are any questions or further assistance is desired, please contact me at (703)324-1770.

HCW/  
UFMDID #: 173922

cc: DPZ File





## County of Fairfax, Virginia

**MEMORANDUM**

DATE: November 6, 2012

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Angela Kadar Rodeheaver, Chief  
Site Analysis Section  
Department of Transportation

**FILE:** 3-6 (SP 90-S-024)

**SUBJECT:** Transportation Impact

**REFERENCE:** SPA 90-S-024-02; Northern Virginia Therapeutic Riding Program  
Location Identification Map: 66-1((1))36 & 66-4((1))15

Transmitted herewith are the comments from the Department of Transportation with respect to the subject application. These comments are based on plats made available to this department dated as revised to October 11, 2012. Since this review is based in part on the submitted development plat, this plat should be made a condition of approval.

This department reviewed the subject application and initially had a couple of issues; however, with the revised plat, all transportation issues have been addressed.

AKR/mdg





RECEIVED  
Department of Planning & Zoning

JUL 19 2012

Zoning Evaluation Division

May 22, 2012

Ms. Angela Rodeheaver  
County of Fairfax, Virginia  
Chief, Site Analysis Section  
Transportation Planning Division  
Department of Transportation  
4050 Legato Road, Suite 400  
Fairfax, Virginia 22033-2895

Re: Northern VA Therapeutic Riding Program – Trip Generation  
Special Use Permit Amendment  
Fairfax County, Virginia

Dear Ms. Rodeheaver:

The attached trip generation information (**Attachment A**) has been provided for your use in support of a proposed amendment to the current special use permit for the Northern VA Therapeutic Riding Program (NVTRP) located at Full Cry Farm. The site is located at 6429 Clifton Road, Clifton Virginia which is generally east of Clifton Road (VA Route 645) and south of Popes Head Road (VA Route 654) in Fairfax County, Virginia. Access to the site is provided via a full movement driveway on Popes Head Road. According to the most recent (2010) published data by the Virginia Department of Transportation (VDOT), the annual average daily traffic (AADT) along the adjacent link of Popes Head Road was 690 vehicles per day.

We understand that amendment would allow for the expansion of the NVTRP program. The trips that would be generated by the expansion are included in **Attachment A** and were derived from the applicant's current daily usage and projected growth with the expansion. Applicant data was utilized as the Institute of Traffic Engineers (ITE) *Trip Generation (8<sup>th</sup> Edition)* has no data on a comparable use. The weekday trip generation projections were compared to the thresholds published in VDOT's *Traffic Impact Analysis Regulations Administrative Guidelines* (§24VAC30-155, rev. January 2012) for determination of whether or not they satisfy minimum thresholds triggering traffic impact studies per the *Guidelines*.

As shown in **Attachment A**, the VDOT threshold for triggering a traffic impact study is 5,000 daily trips whereas the NVTRP expansion would generate a maximum of 240 daily trips.

**FINDINGS**

Based on the comparisons, the trip generation potential for the proposed expansion does not meet or exceed the minimum thresholds for triggering a Chapter 527 traffic impact study.

If you have any questions about the information contained herein, please do not hesitate to contact me at 804.616.3240.

Sincerely,  
BOWMAN CONSULTING GROUP, LTD.

A handwritten signature in black ink, appearing to read 'E. Strohacker', with a stylized flourish at the end.

Erich Strohacker, PE, PTOE  
Transportation Team Leader

**Attachment A**

**Trip Generation Data**

**Table 1 - Site Trip Generation Analysis**

Land Use	Size	Units	Land Use Code	<u>Weekday</u> <u>Daily</u> <u>Trips</u>
<b><u>Proposed SUP Amendment<sup>(1)</sup></u></b>				
NVTRP Program Expansion			N/A	

Notes: (1) Trips are estimated based on applicant data as ITE has no comparable land use.  
See attached applicant trip information which details inbound only trips.

Day	Time Block	Rider TRIPS	Volunteer TRIPS	Therapy TRIPS	Therapists TRIPS	OPS Staff TRIPS	ADMIN Staff TRIPS	TOTAL TRIPS
Monday	8:00:00 AM 9:00:00 AM			3	3			6
	9:00:00 AM 10:00:00 AM			5	2		2	9
	10:00:00 AM 11:00:00 AM			5				5
	11:00:00 AM 12:00:00 PM			5				5
	12:00:00 PM 1:00:00 PM			5			2	7
	1:00:00 PM 2:00:00 PM			5				5
	2:00:00 PM 3:00:00 PM			5				5
	3:00:00 PM 4:00:00 PM			5		1		6
	4:00:00 PM 5:00:00 PM	1	6	5		1		13
	5:00:00 PM 6:00:00 PM	8	9	3		1		21
Tuesday	6:00:00 PM 7:00:00 PM	4		3				7
	7:00:00 PM 8:00:00 PM	3		3				6
	8:00:00 AM 9:00:00 AM			3	3	1		7
	9:00:00 AM 10:00:00 AM	1	3	4	1	1	4	14
	10:00:00 AM 11:00:00 AM	2	6	4				12
	11:00:00 AM 12:00:00 PM			4				4
	12:00:00 PM 1:00:00 PM			4				4
	1:00:00 PM 2:00:00 PM			4			3	7
	2:00:00 PM 3:00:00 PM			4				4
	3:00:00 PM 4:00:00 PM			4		1		5
Wednesday	4:00:00 PM 5:00:00 PM	5	15	4		1		25
	5:00:00 PM 6:00:00 PM	5		3				8
	6:00:00 PM 7:00:00 PM	9		3				12
	7:00:00 PM 8:00:00 PM			3				3
	8:00:00 AM 9:00:00 AM			3	3	1		7
	9:00:00 AM 10:00:00 AM	1	3	4	1	1	4	14
	10:00:00 AM 11:00:00 AM	1		4				6
	11:00:00 AM 12:00:00 PM	2	12	4				18
	12:00:00 PM 1:00:00 PM			4			4	8
	1:00:00 PM 2:00:00 PM			4				4
Thursday	2:00:00 PM 3:00:00 PM			4				4
	3:00:00 PM 4:00:00 PM			4		2		6
	4:00:00 PM 5:00:00 PM	7	15	4		1		27
	5:00:00 PM 6:00:00 PM	7		3				10
	6:00:00 PM 7:00:00 PM	7		3		1		11
	7:00:00 PM 8:00:00 PM	3		3				6
	8:00:00 AM 9:00:00 AM			3	3	1		7
	9:00:00 AM 10:00:00 AM	1	3	4	1	1	4	14
	10:00:00 AM 11:00:00 AM	1		4				6
	11:00:00 AM 12:00:00 PM	3	12	4				19
Friday	12:00:00 PM 1:00:00 PM			4			4	8
	1:00:00 PM 2:00:00 PM			4				4
	2:00:00 PM 3:00:00 PM			4				4
	3:00:00 PM 4:00:00 PM		3	4		2		9
	4:00:00 PM 5:00:00 PM	4	12	4		1		21
	5:00:00 PM 6:00:00 PM	4		3				7
	6:00:00 PM 7:00:00 PM	8		3		1		12
	7:00:00 PM 8:00:00 PM	1		3				4
	8:00:00 AM 9:00:00 AM			3	3			6
	9:00:00 AM 10:00:00 AM			4	1		4	9
Saturday	10:00:00 AM 11:00:00 AM			4				4
	11:00:00 AM 12:00:00 PM			4				4
	12:00:00 PM 1:00:00 PM			4			2	6
	1:00:00 PM 2:00:00 PM			4				4
	2:00:00 PM 3:00:00 PM			4				4
	3:00:00 PM 4:00:00 PM			4				4
	4:00:00 PM 5:00:00 PM	5	15					20
	5:00:00 PM 6:00:00 PM	5						5
	6:00:00 PM 7:00:00 PM	5						5
	7:00:00 PM 8:00:00 PM							0
Sunday	8:00:00 AM 9:00:00 AM					1	2	3
	9:00:00 AM 10:00:00 AM	5	15					20
	10:00:00 AM 11:00:00 AM	5						5
	11:00:00 AM 12:00:00 PM	5						5
	12:00:00 PM 1:00:00 PM						2	2
	1:00:00 PM 2:00:00 PM							0
	2:00:00 PM 3:00:00 PM							0
	3:00:00 PM 4:00:00 PM	5	15					20
	4:00:00 PM 5:00:00 PM	5						5
	5:00:00 PM 6:00:00 PM	5						5
Sunday	6:00:00 PM 7:00:00 PM							0
	7:00:00 PM 8:00:00 PM							0
	8:00:00 AM 9:00:00 AM							0
	9:00:00 AM 10:00:00 AM		5				2	7
	10:00:00 AM 11:00:00 AM							0
	11:00:00 AM 12:00:00 PM							0
	12:00:00 PM 1:00:00 PM						3	3
	1:00:00 PM 2:00:00 PM							0
	2:00:00 PM 3:00:00 PM	3	12					15
	3:00:00 PM 4:00:00 PM	3						6
Sunday	4:00:00 PM 5:00:00 PM	4				1		5
	5:00:00 PM 6:00:00 PM	4						4
	6:00:00 PM 7:00:00 PM							0
	7:00:00 PM 8:00:00 PM							0
	8:00:00 AM 9:00:00 AM							0
	9:00:00 AM 10:00:00 AM							0
	10:00:00 AM 11:00:00 AM							0
	11:00:00 AM 12:00:00 PM							0
	12:00:00 PM 1:00:00 PM							0
	1:00:00 PM 2:00:00 PM							0



Day	Time Block		TOTAL TRIPS
Monday	8:00:00 AM	9:00:00 AM	6
	9:00:00 AM	10:00:00 AM	9
	10:00:00 AM	11:00:00 AM	5
	11:00:00 AM	12:00:00 PM	5
	12:00:00 PM	1:00:00 PM	7
	1:00:00 PM	2:00:00 PM	5
	2:00:00 PM	3:00:00 PM	5
	3:00:00 PM	4:00:00 PM	6
	4:00:00 PM	5:00:00 PM	13
	5:00:00 PM	6:00:00 PM	21
	6:00:00 PM	7:00:00 PM	7
	7:00:00 PM	8:00:00 PM	6
	Sub-total		95
Tuesday	8:00:00 AM	9:00:00 AM	7
	9:00:00 AM	10:00:00 AM	14
	10:00:00 AM	11:00:00 AM	12
	11:00:00 AM	12:00:00 PM	4
	12:00:00 PM	1:00:00 PM	4
	1:00:00 PM	2:00:00 PM	7
	2:00:00 PM	3:00:00 PM	4
	3:00:00 PM	4:00:00 PM	5
	4:00:00 PM	5:00:00 PM	25
	5:00:00 PM	6:00:00 PM	8
	6:00:00 PM	7:00:00 PM	12
	7:00:00 PM	8:00:00 PM	3
	Sub-total		105
Wednesday	8:00:00 AM	9:00:00 AM	7
	9:00:00 AM	10:00:00 AM	14
	10:00:00 AM	11:00:00 AM	5
	11:00:00 AM	12:00:00 PM	18
	12:00:00 PM	1:00:00 PM	8
	1:00:00 PM	2:00:00 PM	4
	2:00:00 PM	3:00:00 PM	4
	3:00:00 PM	4:00:00 PM	6
	4:00:00 PM	5:00:00 PM	27
	5:00:00 PM	6:00:00 PM	10
	6:00:00 PM	7:00:00 PM	11
	7:00:00 PM	8:00:00 PM	6
	Sub-total		120
Thursday	8:00:00 AM	9:00:00 AM	7
	9:00:00 AM	10:00:00 AM	14
	10:00:00 AM	11:00:00 AM	5
	11:00:00 AM	12:00:00 PM	19
	12:00:00 PM	1:00:00 PM	8
	1:00:00 PM	2:00:00 PM	4
	2:00:00 PM	3:00:00 PM	4
	3:00:00 PM	4:00:00 PM	9
	4:00:00 PM	5:00:00 PM	21
	5:00:00 PM	6:00:00 PM	7
	6:00:00 PM	7:00:00 PM	12
	7:00:00 PM	8:00:00 PM	4
	Sub-total		114
Friday	8:00:00 AM	9:00:00 AM	6
	9:00:00 AM	10:00:00 AM	9
	10:00:00 AM	11:00:00 AM	4
	11:00:00 AM	12:00:00 PM	4
	12:00:00 PM	1:00:00 PM	6
	1:00:00 PM	2:00:00 PM	4
	2:00:00 PM	3:00:00 PM	4
	3:00:00 PM	4:00:00 PM	4
	4:00:00 PM	5:00:00 PM	4
	5:00:00 PM	6:00:00 PM	3
	6:00:00 PM	7:00:00 PM	3
	7:00:00 PM	8:00:00 PM	3
	Sub-total		54
Saturday	8:00:00 AM	9:00:00 AM	3
	9:00:00 AM	10:00:00 AM	20
	10:00:00 AM	11:00:00 AM	5
	11:00:00 AM	12:00:00 PM	5
	12:00:00 PM	1:00:00 PM	2
	1:00:00 PM	2:00:00 PM	0
	2:00:00 PM	3:00:00 PM	0
	3:00:00 PM	4:00:00 PM	20
	4:00:00 PM	5:00:00 PM	5
	5:00:00 PM	6:00:00 PM	5
	6:00:00 PM	7:00:00 PM	0
	7:00:00 PM	8:00:00 PM	0
	Sub-total		65
Sunday	8:00:00 AM	9:00:00 AM	0
	9:00:00 AM	10:00:00 AM	7
	10:00:00 AM	11:00:00 AM	0
	11:00:00 AM	12:00:00 PM	0
	12:00:00 PM	1:00:00 PM	3
	1:00:00 PM	2:00:00 PM	0
	2:00:00 PM	3:00:00 PM	15
	3:00:00 PM	4:00:00 PM	3
	4:00:00 PM	5:00:00 PM	5
	5:00:00 PM	6:00:00 PM	4
	6:00:00 PM	7:00:00 PM	0
	7:00:00 PM	8:00:00 PM	0
	Sub-total		37

Total trips per week

590

Interpretation Number 47

Subject Provision: Sect. 11-106

**ZONING ORDINANCE  
CHAPTER 112 OF THE 1976 CODE OF THE  
COUNTY OF FAIRFAX, VIRGINIA**

Date: July 20, 1983  
Revised November 9, 1988  
and April, 1997\*

**Background/Issue:**

The question has been raised as to the number of parking spaces that are required for riding and boarding stables. An applicable requirement is not set forth in Part 1 of Article 11.

**Zoning Administrator Interpretation:**

In accordance with the provision set forth in Par. 19 of Sect. 11-102, it is my determination that the minimum number of parking spaces that are required for a riding and boarding stable shall be as follows:

One (1) space per 4 stalls, plus one (1) space per employee, plus sufficient spaces to accommodate the largest number of vans/trailers and vehicles that may be expected at any one time.

\*Interpretation revised to reflect current Paragraph reference. (Necessitated by Amendments #88-164 and #93-241)

  
Zoning Administrator



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** November 07, 2012

**TO:** Rebecca Horner, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Durga Kharel, Senior Engineer III  
Central Branch  
Site Development and Inspections Division (SDID)  
Department of Public Works and Environmental Services

**SUBJECT:** Special Permit Amendment Application #SPA-00-S-044-02; Full Cry Farm, Northern Virginia Therapeutic Riding Program, Inc (NVTRP); SPA Plan dated November 07, 2012; Johnny Moore Creek Watershed; LDS Project # 1743-ZONA-002-1; Tax Map #066-3-01-0036 and 066-4-01-0015; Springfield District

We have reviewed the subject application and offer the following stormwater management comments.

### Chesapeake Bay Preservation Ordinance (CBPO)

There are no Resource Protection Areas on the site.

### Floodplain

There are no regulated floodplains on the site.

### Downstream Drainage Complaints

There is one downstream drainage complaint on file for a property on lot # 066-3-05-0001. More information may be obtained from the Maintenance and Stormwater Management Division (MSMD) at 703-324-5500 about the status of this complaint.

### Stormwater Detention

The applicant proposes three infiltration trenches to capture 3 inch runoff volume to meet the detention of 10-year 2-hour storm for the proposed development. Size and approximate locations of the infiltration trenches are shown on the plan. The preliminary design has used an infiltration rate of 1 inch per hour based on the preliminary field tests.

### Water Quality Control

The applicant proposes three infiltration trenches and three bio-retention basins to meet the minimum 50% phosphorus removal required for this development located in Water Supply Protection Overlay District (WSPOD) per Chesapeake Bay Preservation Ordinance requirement. The preliminary design shows a total of 56.52 % phosphorus removal. Approximate size and locations of these facilities are shown on the plan.

### Downstream Drainage System

An outfall narrative has been provided to describe the downstream drainage systems to cover a drainage area of 1924 acres which is more than a square mile required. The existing site is mostly grassy with overland sheet flow conditions. The applicant proposes to reduce the post development overland sheet flow runoff leaving the proposed development area of 5.3 acres below the pre-development runoff by infiltrating the runoff to the proposed six infiltration facilities to meet the adequate outfall requirement per PFM 6-0202.6A.

These comments are based on the 2011 version of the Public Facilities Manual (PFM). A new stormwater ordinance and updates to the PFM's stormwater requirements are being developed as a result of changes to state code (see 4VAC50-60 adopted May 24, 2011). The site plan for this application may be required to conform to the updated PFM and the new ordinance.

Please contact me at 703-324-1720 if you require additional information.

cc: Don Demetrius, Chief, Watershed Evaluation Branch, SPD, DPWES  
Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES  
Judy Cronauer, Chief, Central Branch, SDID, DPWES  
Hani Fawaz, Senior Engineer III, Chief, Central Branch, SDID, DPWES  
Zoning Application File





# County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax

JUL 19 2012  
Zoning Evaluation Division

July 5, 2012

Northern Virginia Therapeutic Riding Program, Inc.  
6429 Clifton Road  
Clifton, VA 20124

RECEIVED  
JUL 07 2012

BY: \_\_\_\_\_

RE: Soils Evaluation for two Subsurface Sewage Disposal Systems at 6429 Clifton Road,  
Clifton, Virginia 20124; Tax Map: 0663 01 0036

Dear Owners:

Site and soils evaluations on the above referenced lot were satisfactory with a rate of 120 minutes per inch at a depth of 34 inches after grade cuts for Site 1. Site and soils evaluations on the above referenced lot were satisfactory with a rate of 39 minutes per inch at a depth of 36 inches after grade cuts in the active area of Site 2, and with a rate of 39 minutes per inch at a depth of 33 inches after grade cuts in the reserve area of Site 2. Issuance of a Sewage Disposal System Construction Permit is subject to the following requirements:

1. Sufficient area must be available within the approved footprint for the required individual sewage disposal system. A reserve area equal to 100% of the initial system must be provided.
2. A dimensional site/grading plan showing the house location and all required information must be submitted to the Health Department for review.
3. All proposed underground utilities to the new house must be shown on the site/grading plan.
4. The Health Department must review and approve the building permit applications.
5. A complete set of Architectural Plans, to include all existing and proposed structures, must be submitted to the Health Department during review of the site/grading plans. If a Fairfax County approved set is not available, the set submitted to the Health Department must have an owner signed and dated notice as part of the Architectural Plans stating that the structures represented will be those built.
6. The available area in Site 1 represents 100% reserve for the existing 1963 sewage disposal system and appears adequate for a five (5) bedroom maximum sewage disposal system (to include 1 kitchen and 1 laundry) utilizing absorption trenches. The sewage disposal system design selected for use must have general approval through the *Virginia Department of Health*.
7. The available active area in Site 2 appears adequate for a 1000 gallons per day maximum sewage disposal system absorption trenches. The sewage disposal system design selected for use must have general approval through the *Virginia Department of Health*.

## Fairfax County Health Department

Division of Environmental Health  
Technical Review and Information Resources  
10777 Main Street, Suite 102, Fairfax, VA 22030  
Phone: 703-246-2510 TTY: 711 Fax: 703-278-8157  
[www.fairfaxcounty.gov/hd](http://www.fairfaxcounty.gov/hd)

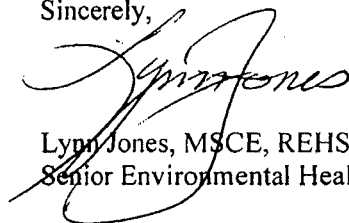


RECEIVED  
Department of Planning & Zoning  
JUL 19 2012  
Zoning Evaluation Division

8. The available reserve area in Site 2 appears adequate for a 1000 gallons per day maximum sewage disposal system utilizing secondary treatment and absorption trenches. The sewage disposal system design selected for use must have general approval through the *Virginia Department of Health* for a loading rate of 1.2 gallons of sewage effluent per square foot of absorption area per day.
9. Please note that some types of secondary treatment systems contain media that must be replaced on a periodic basis. Replacement of the media is the responsibility of the property owner.
10. Due to the variations in soil, in some instances it may be necessary to reappraise a particular lot.
11. Where public water is not available, approval is subject to proper location of a well in accordance with applicable State and County Regulations.

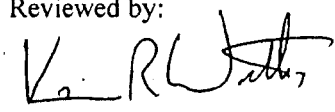
If you require further information concerning this matter, please contact our office at (703) 246-2201 between 8:00 a.m. and 4:30 p.m., Monday through Friday.

Sincerely,



Lynn Jones, MSCE, REHS  
Senior Environmental Health Specialist

Reviewed by:



Kevin R. Wastler  
Environmental Health Supervisor

lj/krw/ds

Encl: Copy of Plat  
cc: Department of Tax Administration  
Bowman Consulting



**8-006 General Standards**

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

### **8-903 Standards For All Group 9 Uses**

In addition to the general standards set forth in Sect. 006 above, all Group 9 special permit uses shall satisfy the following standards:

1. All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans, or other appropriate submission as determined by the Director.

### **8-609 Additional Standards for Riding and Boarding Stables**

1. The minimum lot size requirement shall be two (2) acres.
2. Except for light poles and fences, no structure or riding ring associated with a riding or boarding stable shall be located closer than 100 feet to any lot line. However, for stable structures, riding rings and/or associated parking and loading spaces established on the lot on or after September 29, 2010, the BZA may reduce the 100 foot setback required for stable structures and riding rings to no less than 40 feet, and may reduce the 50 foot setback required for associated parking and loading spaces, as required by Sect. 609 above, to no less than 20 feet. For stable structures, riding rings and/or associated parking and loading spaces existing on the lot prior to September 29, 2010, the BZA may modify or waive the 100 foot setback required for stable structures and riding rings and/or the 50 foot setback required for associated parking and loading spaces. Such modification or waiver shall only be granted when the applicant has demonstrated to the satisfaction of the BZA that such setback(s) is not necessary to minimize any adverse impacts on adjacent properties due to one or more of the following:

- A. Specific operational characteristics of the riding and boarding stable such as the limits on the number of horses, students and employees; use of outdoor lighting and public address systems;

hours of operation; number and frequency of special events; odor mitigation and amount and type of outdoor activity.

B. Conditions which adequately buffer adjacent properties from the riding and boarding stable, which may include but are not limited to: topography, vegetation, location and/or orientation of on-site structures, proximity of adjacent dwelling units, development of adjacent properties with non-residential uses, and/or existence of roads and/or major utilities.